



Shaping the face
of retail in Poland



EPP N.V. GROUP
**SOCIAL VALUE
REPORT 2023**

for the year ended 31 August 2023





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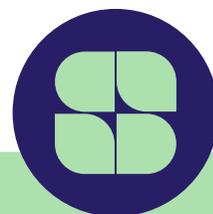
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1.

INTRODUCTION



1.1 ABOUT THIS REPORT



This 2023 Social Value report was prepared for entire portfolio of properties strategically managed by EPP N.V. Group comprising: EPP N.V. Group (further "EPP Core"), EPP Community Properties JV B.V. Group ("Community JV"), Horse Group S.a.r.l ("M1 JV"), Henderson JV and Młociny JV. It covers the financial year starting 1 September 2022 and ending 31 August 2023. This period is referred to throughout the report as "this reporting cycle" or "FY23".

The data and references to the local economy apply to the Polish market, unless otherwise stated.

The analyses were based on financial data for each property and a summary of initiatives carried out in FY23. The source of the statistical data was Statistics Poland.

The report was prepared for EPP N.V. by the EPP Polish team responsible for ESG and enhancing social impact.

1.2 INTRODUCTION

EPP N.V. proudly presents the first Social Value report, assessing both our economic and social impact for the Polish portfolio of real estate assets.

The purpose of the report is to provide an assessment of each asset within the portfolio in terms of its impact on the local and national economy, employment, taxation, and people living around our assets.

Each asset was evaluated in terms of its impact on economic global output, gross value added, gross domestic product, job creation, community initiatives, sustainable building certifications, employment structure, employee compensation, property tax, personal income tax and value added tax.

The social impact was assessed based on our programmes and initiatives impacting the EPP-managed assets and communities around them. Our ESG programmes regarding sustainable building certifications and reduction of CO₂ emissions also have positive social impact on our tenants, customers, local communities and the Planet.



Being aware of the impact we have on the economy and people we seek to make a positive contribution to the local communities living around EPP-owned and managed properties, as part of our wider ESG strategy.

Pieter Prinsloo

Chairman of the Board, EPP N.V.



Our commitment to increasing EPP social value is reflected by the growing number of community activities we organise each year, which also successfully involve and motivate our employees.

Urszula Matej-Bil

Board Member, Marketing and Communications, EPP sp. z o.o.



1.3 MORE ABOUT EPP

We provide strategic management of a real estate investment platform that is entirely invested in Poland and divided into following portfolios: EPP N.V. Group (“EPP CORE”), EPP Community Properties JV B.V. (“Community JV”), Horse Group S.a.r.l (M1 JV), Henderson JV and Młociny JV.

Our portfolio consists of 35 projects (29 retail properties and 6 office complexes) with a total value of approximately EUR 2.8 billion and a leasable area of over 1 million sqm. We manage the largest shopping centre investment portfolio in Poland by GLA. The projects are located in the most attractive Polish cities with the highest consumer demand and growth potential. We are committed to provide tenants with attractive and innovatively managed space to support their business growth and deliver the best possible rates of return to our shareholders and JV partners.

EPP N.V. is headquartered in Amsterdam, the Netherlands. EPP N.V. is owned by Redefine Properties, the second largest Real Estate Investment Trust (REIT) listed on the Johannesburg Stock Exchange (JSE). As of August 31, 2023, all entities within reporting boundaries of this report employed in total 212 people to perform business operations and ensure quality services to our tenants and their customers.



As the largest asset manager of retail real estate located in Poland in terms of retail gross leasable area (GLA), EPP boasts:

Resilient
business
model

Predictable
cash flows

Active
balance sheet
management

Platform
for organic
growth

Diversified
tenant base
oriented
towards
growth

1.4

2023 COMPANY HIGHLIGHTS

LEADER IN POLAND

in terms of retail GLA under management

EUR 2.8 billion

portfolio value

212

employees



29

retail assets

2,500

retail units



6

office assets



24 major
Polish cities



1.5 OUR GEOGRAPHICAL FOOTPRINT

- EPP N.V. Group
 - EPP Community Properties JV B.V. Group
 - Horse Group S.à r.l. (M1 JV)
 - Henderson JV
 - Galeria Młociny JV
-
- Office
 - R Retail



EPP CORE:
6 retail assets

COMMUNITY JV:
11 retail and 3 office assets

M1 JV:
11 retail assets

HENDERSON:
3 office assets

MŁOCINY JV:
1 retail asset

1.6 EPP ECONOMIC IMPACT HIGHLIGHTS FY23



11.43
million

people in EPP-managed
assets impact zone



PLN 465.2
million

invested in the portfolio



PLN 1.312
billion

total economic output



PLN 400
million

contributed to the national
GVA



2,605
jobs

total of jobs created



PLN 232.3
million

of total employment
compensation



PLN 83.7
million

VAT contribution



PLN 27.9
million

personal income tax (PIT)
generated

1.7 EPP SOCIAL IMPACT HIGHLIGHTS FY23

OUR SOCIAL VALUE IMPACT PROGRAMMES ADDRESSED AT THE LOCAL COMMUNITIES

In FY23 we have been continuing with 4 types of projects:

→ Portfolio-wide initiatives implemented at all EPP-managed assets: Quiet hours / Bookcrossing zones / Pet-friendly / Collection of second-hand clothes / EPP support for Ukraine

→ Five Good Deeds initiatives carried out at property level, aimed at local communities

→ Employee volunteering with a target of 7 hours per employee

→ Additional grants financed by EPP to support local communities with the involvement of employee volunteering

 **1,686** Volunteer hours

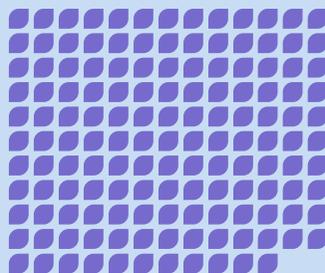
 **24** Teams involved

 **22** Assets



221 INITIATIVES:

141 Local social challenges



49 Education



31 Health



31,477

Beneficiaries
(~140 beneficiaries per action)

Total emissions associated with all building's operations decreased from 276,946.01 tCO₂e in FY19 to 215,765.67 tCO₂e in FY23 (market-based method)



83%
of managed portfolio (retail, office and master lease) has green building certification



11%
has WELL Health-Safety Rating



17%
has passed accessibility audit (Building without barriers)

2

SOCIAL VALUE DEFINITION



2. SOCIAL VALUE DEFINITION



Our Social Value Strategy focuses on measuring and improving the positive impact of the properties we manage on our key stakeholders: employees, customers – tenants, customers – shoppers, suppliers, local communities, local authorities and the Planet.

We want to ensure that the operation of the assets we manage responds to stakeholder needs and our business activities maximise our positive economic and social impact.

3.

EXECUTIVE SUMMARY FOR THE POLISH MARKET



3. EXECUTIVE SUMMARY FOR THE POLISH MARKET



The purpose of this study was to assess the socio-economic impact of the real estate assets in EPP-managed portfolio for the reporting period between 1 September 2022 and 31 August 2023 (FY23).

- The company has decided to adopt the term social value to encompass both the economic and social impacts generated around the assets it manages.
- The EPP portfolio consists of 35 properties in Poland, of which 29 are retail assets and 6 are office parks with GLA of 1.063 million sqm for retail properties and 168,000 sqm for office assets.
- The impact assessment was based on OPEX invested in the portfolio, which amounted to **PLN 465.2 million**.
- The total economic output generated by this investment amounted to approximately **PLN 1.312 billion**.
- The portfolio's contribution to the national Gross Value Added stood at **PLN 400 million**, which accounted for some 0.017% of the Polish GVA in 2021.
- Investment in EPP's assets generated **PLN 484 millions of gross domestic product**, which translated into 0.018% share in Poland's GDP in 2021.
- A total of **2,605 jobs** were created by EPP as direct, indirect and induced effects of investments made in FY23, with 1,675 jobs (64%) characterised as permanent positions.
- Moreover, it is estimated that EPP properties serve as workplaces for approx. **67,400 people employed** by portfolio tenants.
- Amongst jobs generated by EPP investment, approx. **43%** were taken up **by women** and **57% by men**.
- Total employment compensation stood at **PLN 232.3 million**.
- In FY23, EPP contributed to approx. **PLN 67.4 million in property tax** paid to the local municipalities.
- Personal income tax (PIT) generated through EPP-stimulated employment totalled **PLN 27.9 million**.
- VAT for goods and services produced due to EPP's investments contributed approximately **PLN 83.7 million**.
- In total, approx. **11.43 million people live within EPP assets impact zones**, translating into nearly 30.33% of the country's population.

4.

ECONOMIC
IMPACT



4.1 ECONOMIC IMPACT: GROSS VALUE ADDED

For the previous reporting period, the multipliers used to calculate total Gross Value Added for the portfolio were based on the input-output table at basic prices in 2015, published in 2019 by Statistics Poland, National Accounts Department. The assumption was that every PLN 1 invested in the portfolio generated PLN 2.82 of Gross Value Added in the global output. As of now, no new data concerning input-output is available, and an update is expected in 2024. Consequently, we used the same multiplier to assess the total gross value-added figure for this reporting period.

The highest GVA was estimated for Galeria Młociny at PLN 140.3 million, constituting 10.7% of the total portfolio, followed by Galeria Echo at PLN 126.8 million representing 9.7%.

In reference to the Socio-economic impact study of EPP-managed portfolio of real estate assets in Poland in 2021 prepared by JLL, global GVA in 2021 in the Operational Phase was PLN 899 million.

TOTAL GLOBAL GROSS VALUE ADDED

PLN 1,311.8 mln

RETAIL ASSETS

PLN 1,096.4 mln

OFFICE ASSETS

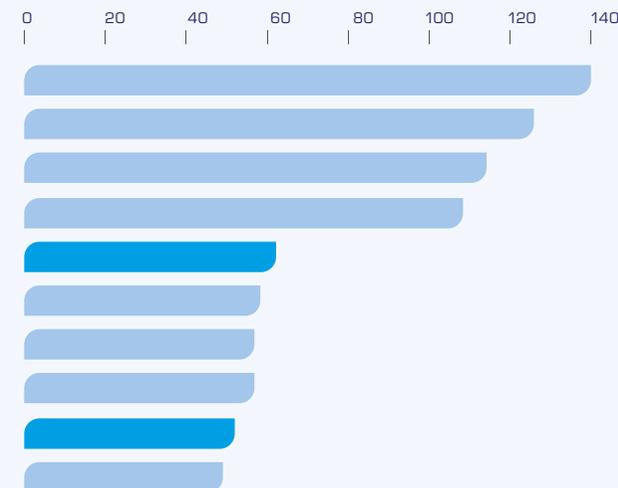
PLN 215.4 mln



Top 10 assets with highest total GVA

000 000 PLN

- GALERIA MŁOCINY
- GALERIA ECHO
- GALAXY
- PASAŻ GRUNWALDZKI
- PARK ROZWOJU
- PH ZAKOPIANKA
- GALERIA AMBER
- KING CROSS MARCELIN
- 03 BUSINESS CAMPUS
- OUTLET PARK



4.2 ECONOMIC IMPACT: GLOBAL OUTPUT

The total OPEX costs generated by the EPP portfolio was PLN 465.2 million annually.

Gross Value Added is the value generated by any unit engaged in the production of goods and services.

Retail assets contributed approx. 83.6% to the global output generated by the portfolio.



4.3 ECONOMIC IMPACT: GROSS VALUE ADDED

As with the total Gross Value Added (GVA), the calculation of the national GVA was based on the same multipliers as last year. The assumption was that every PLN 1 invested in the portfolio generates PLN 0.86 of GVA in the national output, given no new input-output tables were available.

This figure accounted for 0.017% of Poland's GVA in 2021. The Gross Value Added of the EPP is in the range of 0.005% for the warmińsko-mazurskie and śląskie provinces to 0.099% for the świętokrzyskie province.

In line with the assumed proportions, approximately 70.9% consists of direct impact and amounts to PLN 283.6 million. Indirect impact and induced impact are PLN 46 million and PLN 70.4 million, respectively.

In reference to the Socio-economic impact study of EPP's portfolio of real estate assets in Poland in 2021 prepared by JLL, national GVA in 2021 in the Operational Phase was **PLN 290 million**.

70.9% DIRECT

17.6% INDUCED

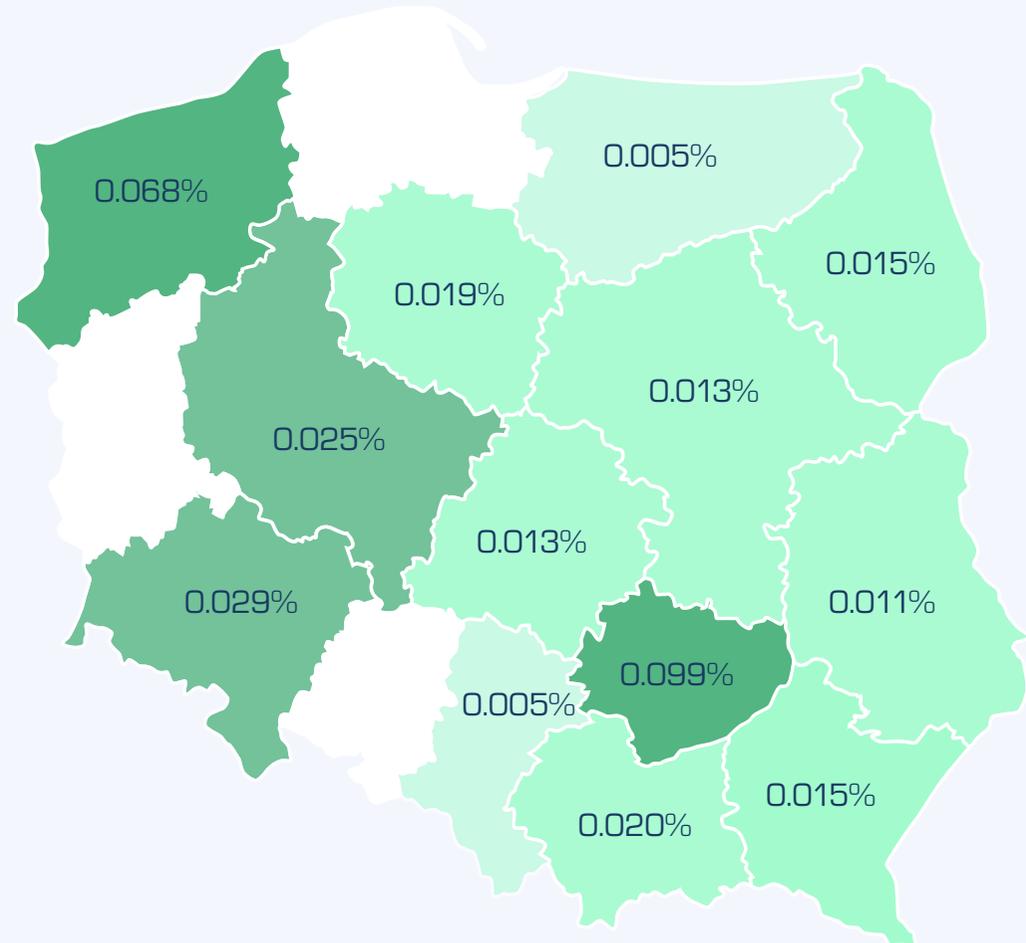
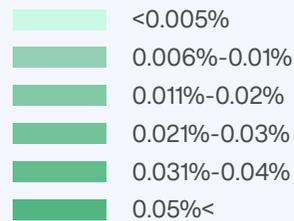
11.5% INDIRECT



TOTAL NATIONAL GROSS VALUE ADDED

PLN 400 mln

Contribution EPP's GVA to regional GVA (%)



4.4 ECONOMIC IMPACT: GROSS DOMESTIC PRODUCT

Total investment in EPP portfolio has contributed a total of PLN 484 million to the national GDP. This figure accounted for 0.018% of Poland's GDP in 2021.

With reference to last year's indicators, for every PLN 1 invested in the portfolio, the GDP increased by PLN 1.04.

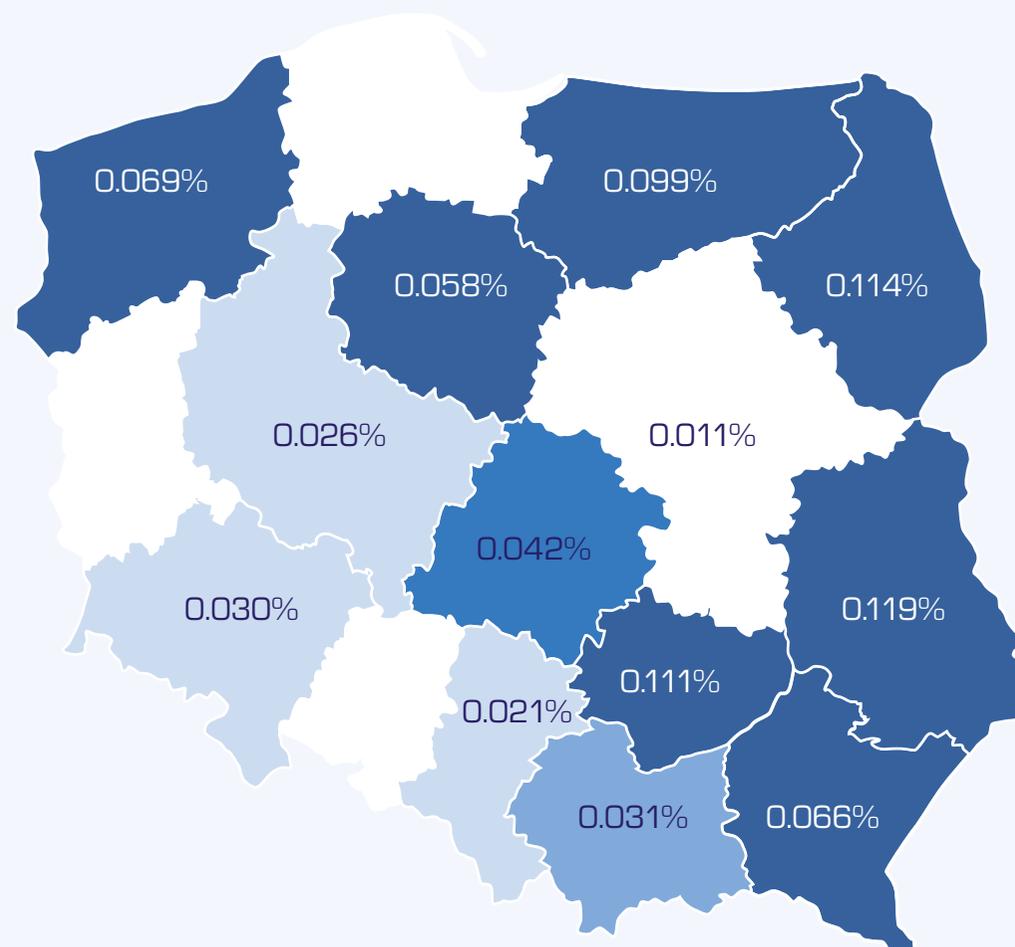
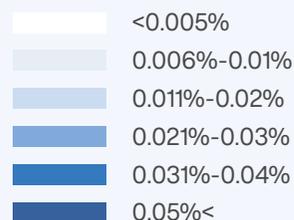
The largest contribution to GDP, amounting to PLN 51.7 million, can be attributed to Galeria Młociny.

The highest regional contribution was recorded in the lubelskie province, where EPP assets generated around 0.119% of local GDP. The second highest regional contribution was recorded in the świętokrzyskie province (0.111% of regional GDP).

GROSS DOMESTIC PRODUCT

PLN 484 mln

Contribution to regional GDP (%)



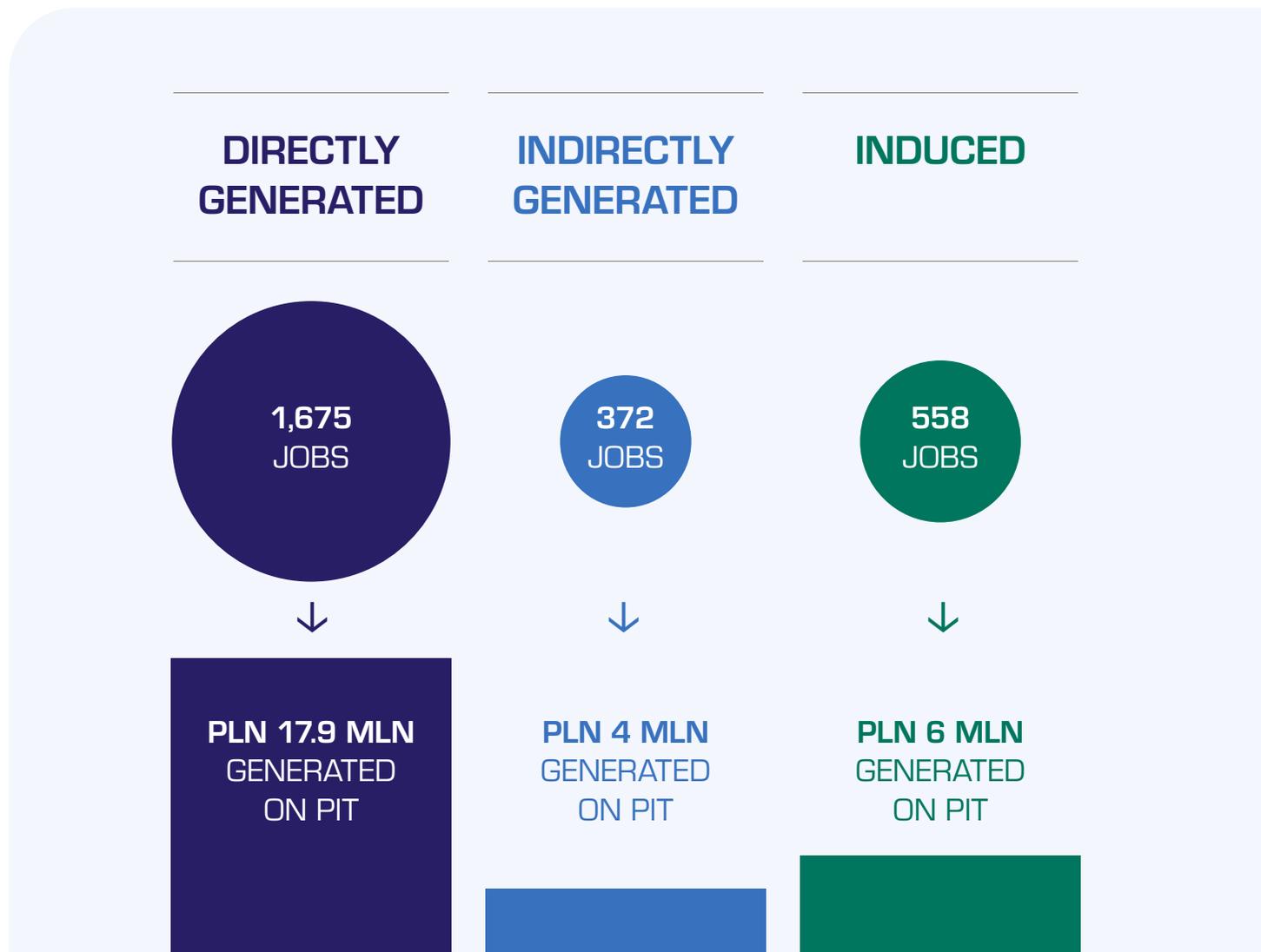
4.5 TAXATION IMPACT: PERSONAL INCOME TAX

Overall economic activity of EPP may significantly result in revenues from PIT. Analysis showed that operating expenses (OPEX) in Poland would be transformed into a total number of 2,606 additional jobs and total annual salaries at the level of PLN 232.3 million.

Taking into consideration the basic threshold of 12%, the estimated PIT generated from the EPP economic activity in Poland may be approx. PLN 27.9 million.

Seven EPP N.V. employees within the four companies in the Netherlands have an additional impact on the local economy in that country in FY23. After recalculation of the total remuneration per employee, including Dutch tax rates, their total income tax was approximately EUR 170 thousand (PLN 760 thousand).

According to the financial statements, income tax for companies registered in the Netherlands (CIT) in FY23 was EUR 3.577 million (PLN 15.990 thousand) in total, out of which EUR 151 thousand (4,2%) was generated directly in the Netherlands.



4.6 TAXATION IMPACT: PROPERTY TAX

The total amount of property tax amounted to approx. PLN 67.4 million.

The highest property tax per 1 sqm was in King Cross Marcelin (77.56 PLN/sqm). The lowest was recorded for M1 Marki (29.95 PLN/sqm).

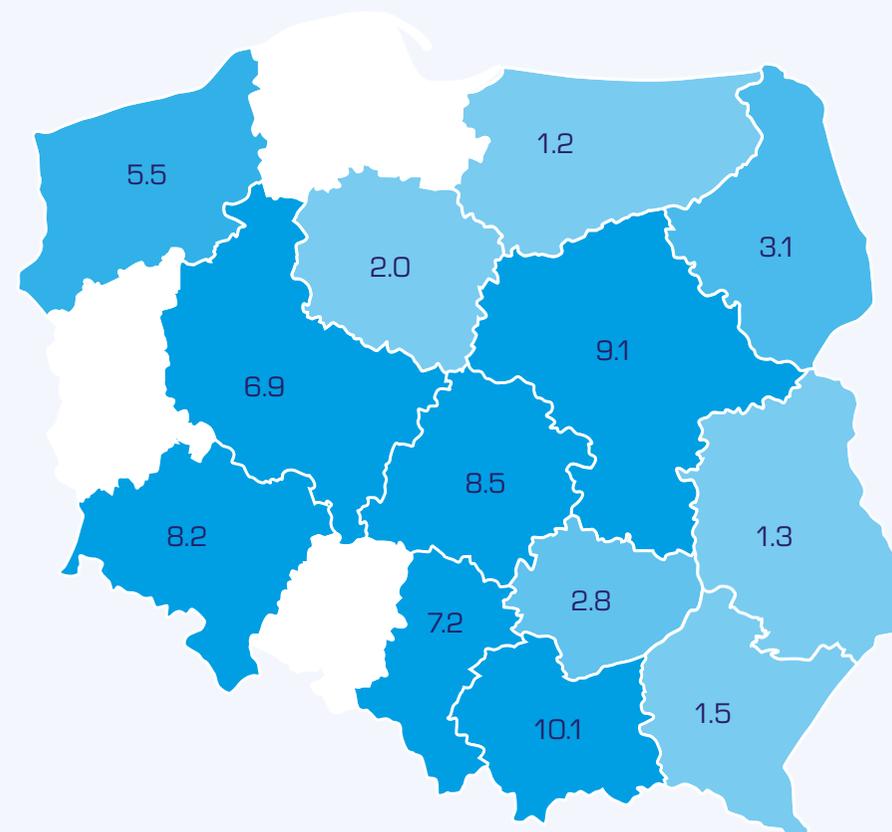
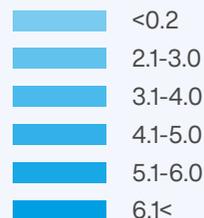
The amount of property tax was recorded for 31 properties.

For Galeria Młociny, M1 Marki, Malta Office Park, O3 Business Campus and Symetris Business Park, the values were estimated based on the last year indexed rate, or the rates enacted in the respective locations.

PROPERTY TAX

PLN 67.4 mln

Property tax [m PLN]



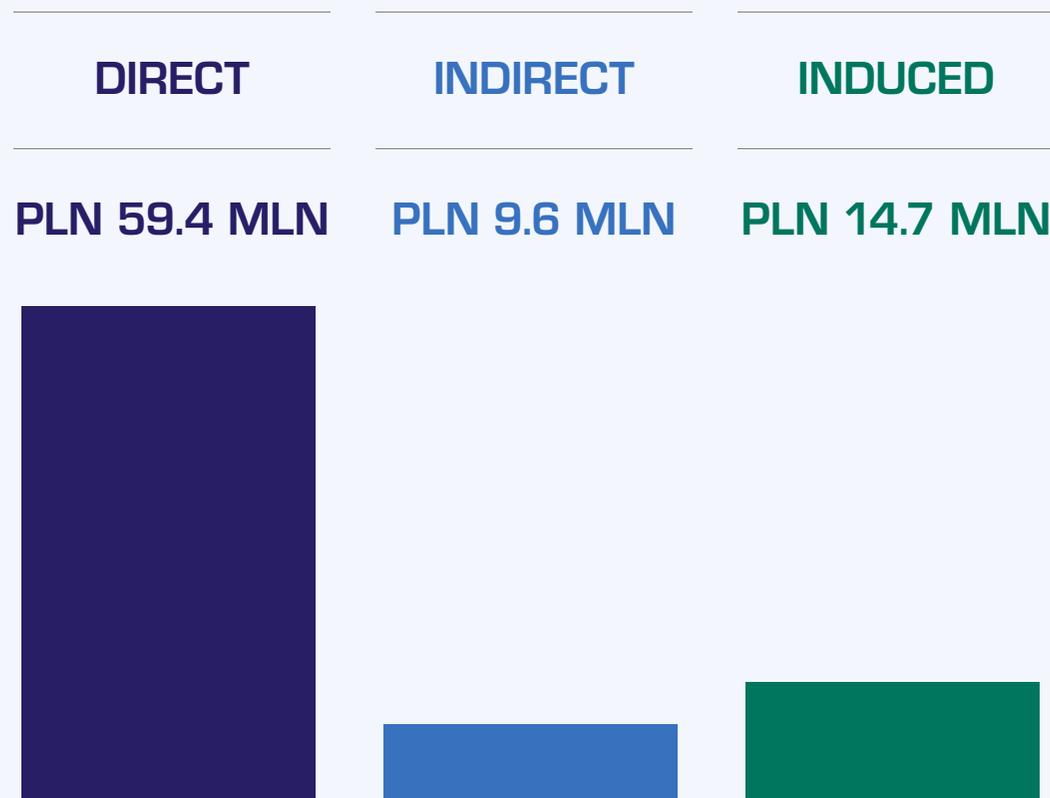
4.7 TAXATION IMPACT: VALUE ADDED TAX

Building on last year's overview, for every PLN 1 invested in the portfolio, PLN 0.18 was contributed to the country budget in VAT revenues generated across all impact types.

OPEX spent on EPP-managed portfolio has translated into approx. 400 million of added value to the economy. This, in turn, translated into total VAT injection standing at PLN 83.7 million.

VALUE ADDED TAX

PLN 83.7 mln



5.

SOCIAL
IMPACT

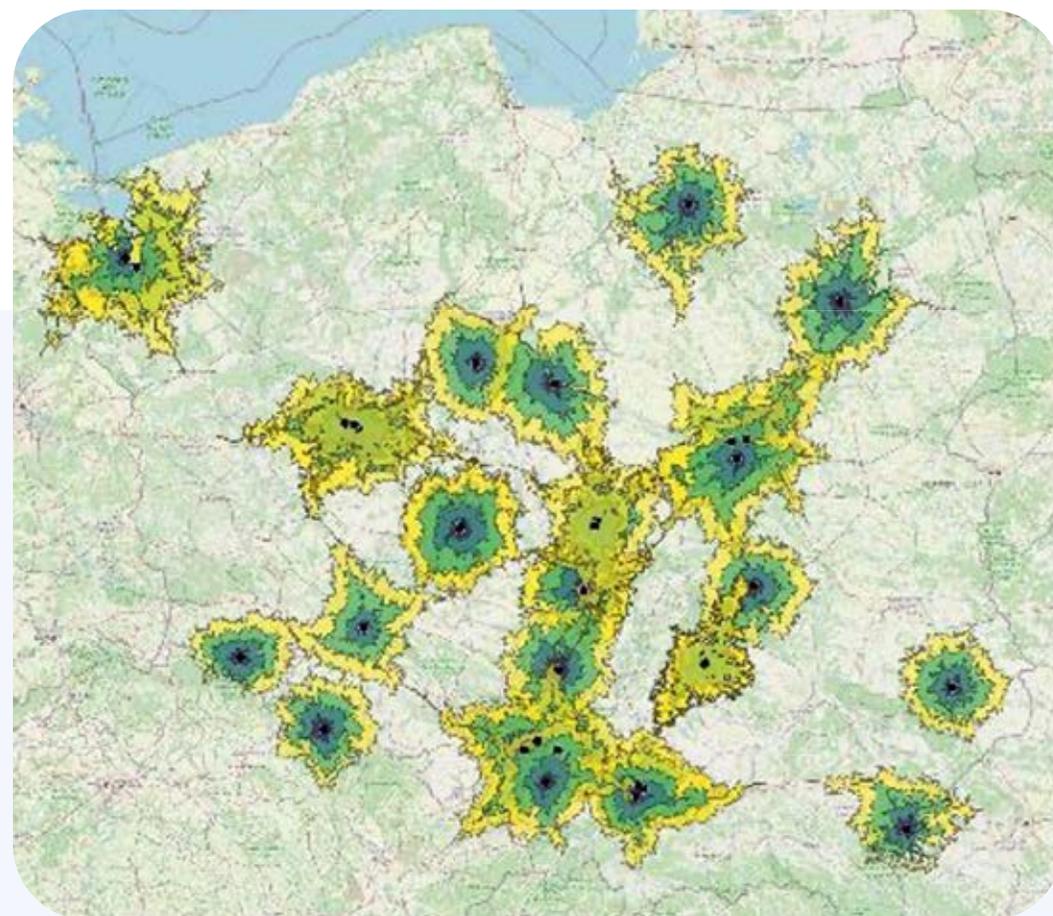
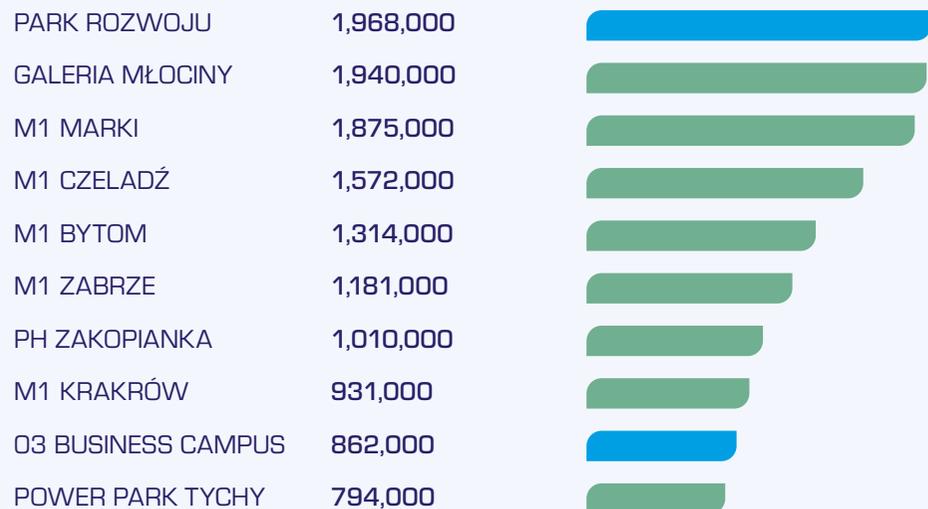


5.1 SOCIAL IMPACT: INHABITANTS WITHIN IMPACT ZONE

In total, around 11.43 million people live within the EPP-managed asset impact zones, representing 30.33% of the country's population.

The average population in the zones is 620,560. Due to their location in major cities, EPP's office assets are characterised by significantly more populated impact zones, with an average of 779,473 inhabitants. For retail assets, the average is 588,778.

Top 10 number of inhabitants in 30-minute impact zone



● ASSETS DRIVE TIME: ● 15 ● 30 ● 45 ● 60 Basemap: OSM Standard

5.2 SOCIAL IMPACT: JOB CREATION

Based on analysis of EPP data, around 84% of the jobs were created in retail assets, with the remainder in office assets.

Operational expenses, which translated into 2,605 permanent jobs, generated employment mostly in the financial & business services sector – 1,850 (71%). Large impact was also generated in the production sector, where 182 (7%) new jobs were created, followed by the other services sector with 156 new jobs (6%). The sectoral breakdown is based on last year's analysis.

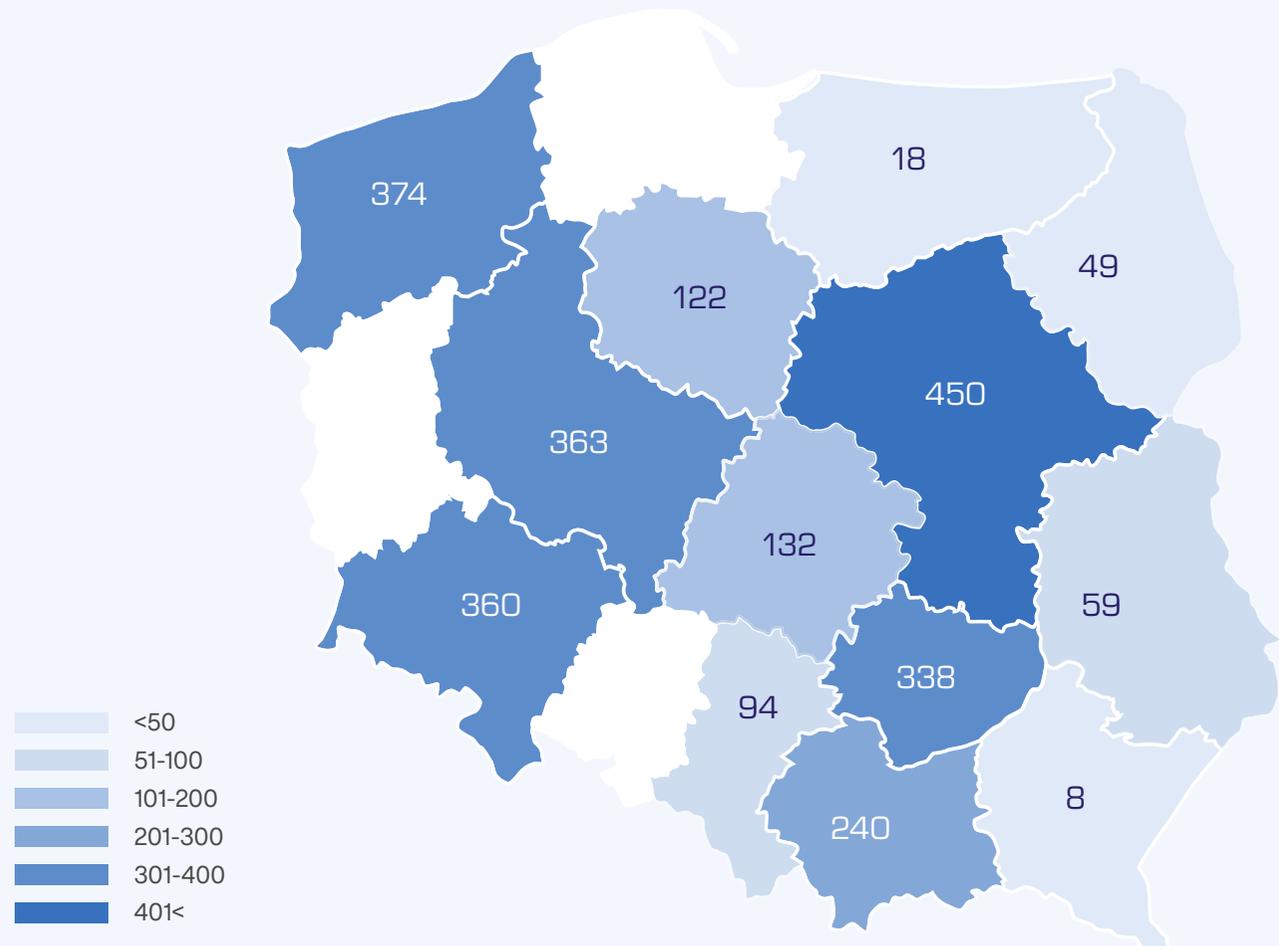
Most new jobs were generated in the mazowieckie province.

Based on analysis of EPP data, women accounted for around 43% of all jobs created by the EPP-managed portfolio and men accounted for approx. 57%, with an average for Poland of 47% women and 53% men.



JOB CREATION

2,605 jobs

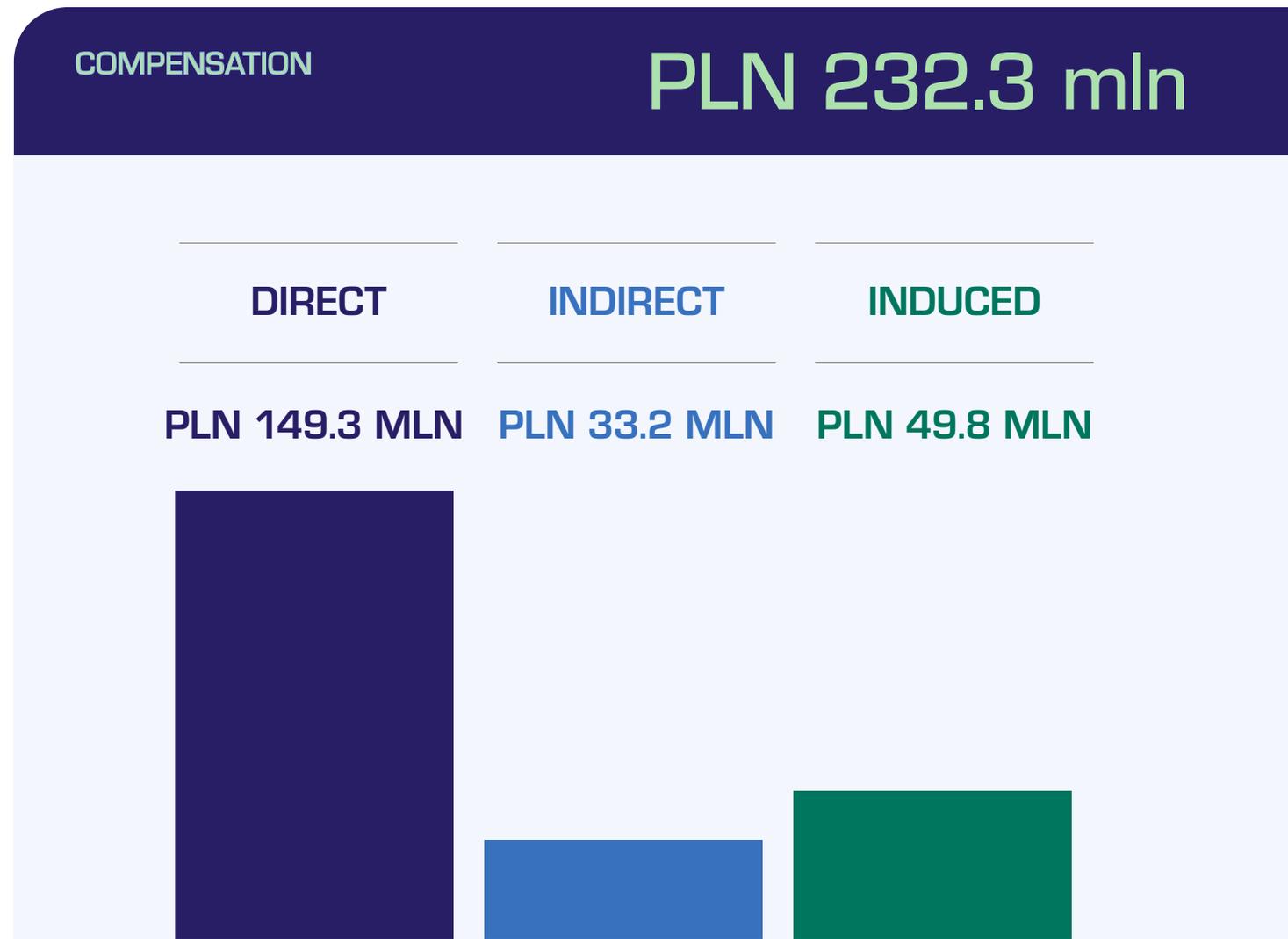


5.3 SOCIAL IMPACT: COMPENSATION

The average monthly salary in the business sector in 2023 was 12.1% higher than in 2022 and amounted to PLN 7,430.65 (gross).

Total compensation related to jobs generated amounted to PLN 232.3 million.

Compensation generated directly accounted for 64% of the total compensation amount.

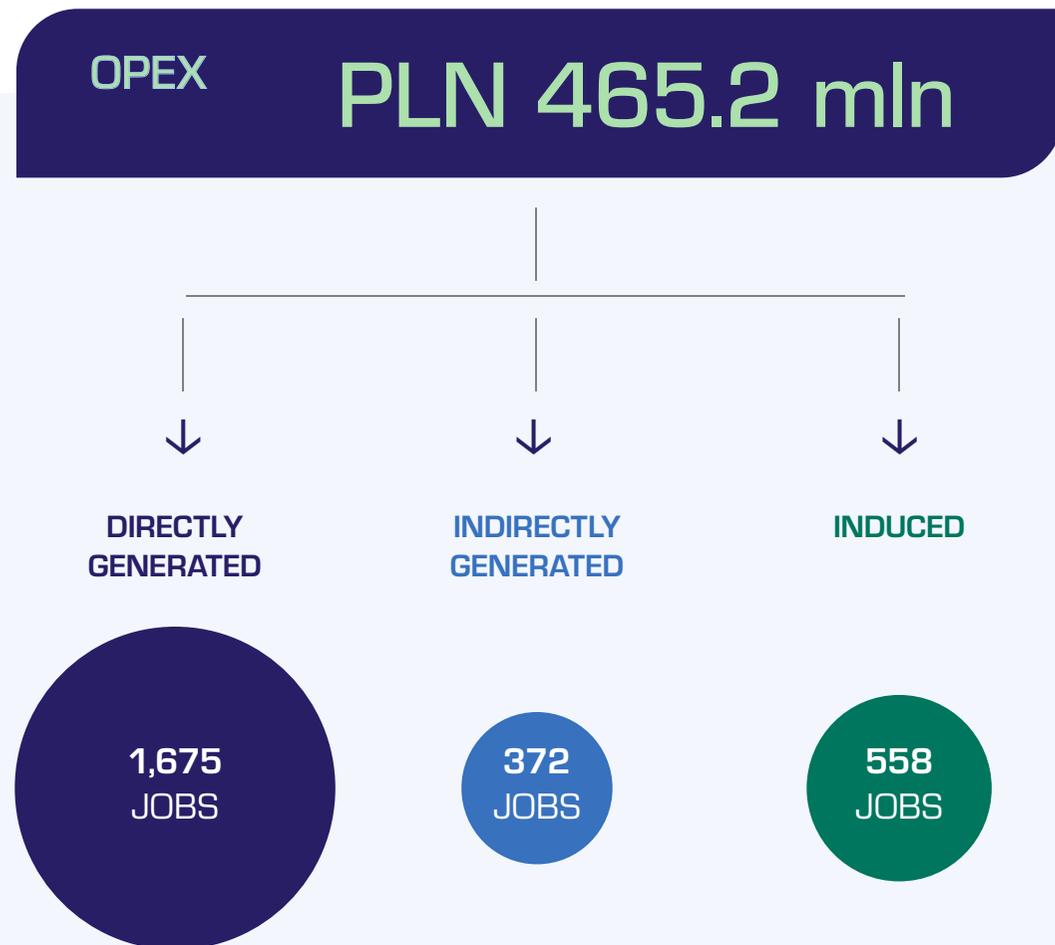


5.4 SOCIAL IMPACT: JOB CREATION

Approximately 2,600 jobs were created through the operational spending in the EPP portfolio in FY23.

It is estimated that around 1,675 jobs were created directly in EPP assets, whilst 372 jobs were created indirectly through operational investments. Consumer spending by EPP employees and its suppliers generated 558 jobs.

It was assumed that every PLN 1 million invested in the portfolio generated 3.6 jobs in direct effects, 0.8 in indirect and 1.2 in induced effects.



5.5 SOCIAL IMPACT: EMPLOYMENT STRUCTURE



In FY23, it is estimated that approx.

67,400
people

were employed within
the EPP portfolio



Based on a density of 51
sales employees per 1,000 sqm
of retail space, the total number
of sales employees working in
EPP retail assets was

54,200
sales
employees



Based on the ratio 12.7 sqm
per office worker, offices
owned by EPP provided
employment for approximately

13,200
people

5.6 SOCIAL VALUE: OUR SOCIAL VALUE STRATEGY



Our Social Value Strategy focuses on measuring and improving the positive impact of the properties we manage on our key stakeholders: employees, customers-tenants, customers-shoppers, suppliers, local communities, local authorities and the Planet.

Our Social Value Strategy has 3 pillars:



PILLAR 1 LOCAL SOCIAL CHALLENGES

| tailor-made programmes as a response to a diagnosis of local needs



PILLAR 2 EDUCATION

| programmes focus on improving skills and competencies of different social groups in order to improve our positive impact on the local economies



PILLAR 3 HEALTH

| programmes focus on medical prevention, mental health, neurodiversity

Our 3 pillars cover >90% of social actions performed in FY23.

5.7 EPP PROGRAMMES WITH SOCIAL VALUE GENERATION ADDRESSED AT THE LOCAL COMMUNITIES



1

FIVE GOOD DEEDS

Initiatives carried out at the property level, aimed at local communities. Our social impact is based on 3 pillars:

- Education
- Health
- Local social challenges



2

EMPLOYEE VOLUNTEERING

with a target of 7 hours per employee.



3

PORTFOLIO-WIDE INITIATIVES

Implemented at all EPP-managed assets

- Quiet hours
- Bookcrossing zones
- Pet-friendly properties
- Collection of second-hand clothes
- EPP support for Ukraine



4

GRANTS

Additional grants financed by EPP to support local communities with the involvement of employee volunteering.

5.8 SOCIAL VALUE: CURRENT INITIATIVES

Initiatives matching 3 pillars of EPP Social Value Strategy:

PILLAR	NET COST	NO OF HOURS	NO OF BENEFICIARIES
 HEALTH	PLN 24,667	304	12,605
 EDUCATION	PLN 57,963	304	9,789
 LOCAL SOCIAL CHALLENGES	PLN 133,309	1,078.5	9,083
TOTAL	PLN 215,939	1,686.5	31,477

5.9 SOCIAL VALUE: INITIATIVES & THEIR RESULTS



1 FIVE GOOD DEEDS

Initiatives carried out at property level aimed at local communities & based on 3 pillars: health, education, local social challenges.

105,937	951	20,208
PLN NET COST	VOLUNTEER HOURS	BENEFICIARIES OF SUPPORT



2 EPP EMPLOYEE VOLUNTEERING PROGRAM

Target of 7 hours per employee.

46,309	400	10,596
PLN NET COST	VOLUNTEER HOURS*	BENEFICIARIES OF SUPPORT

* Beyond 5 good deeds, portfolio-wide initiatives and additional grants financed by EPP.



3 PORTFOLIO-WIDE INITIATIVES

Quiet hours, Bookcrossing zones, Pet-friendly, Collection of second-hand clothes, EPP support for Ukraine

24,167	58	80
PLN NET COST	VOLUNTEER HOURS	BENEFICIARIES OF SUPPORT



4 ADDITIONAL GRANTS FINANCED BY EPP

To support local communities with the involvement of employee volunteering

39,527	277.5	593
PLN NET COST	VOLUNTEER HOURS	BENEFICIARIES OF SUPPORT

5.10 PORTFOLIO-WIDE INITIATIVES

Quiet hours

Since May 2021, we have been running a 'Quiet hours' initiative in the shopping centres that we manage. Given that we create places that are open and inclusive to all, this initiative aims to provide a comfortable shopping experience for people with hypersensitivity to loud noises and bright lights, in addition to those who prefer to shop in silence. For at least three hours per week in the shopping centres, **music is turned off, voice announcements are kept to a minimum and lights are dimmed**, where possible.

In autumn 2022, this initiative was enriched with a training programme for our teams, led by the **Synopsis Foundation**, to better understand the needs of consumers with autism spectrum disorders and high sensitivity. In response to suggestions for additional amenities, we have introduced SOS kits for customers in EPP-managed shopping centres. These include soundproofing headphones, a blanket and stress release balls.

2,400

HOURS OF SILENCE IN THE FY23



Bookcrossing zones

Bookcrossing or book swap points, bringing together enthusiasts of reading and sharing, is another project pushed forward by EPP during the reporting period. **This initiative aims to promote reading amongst the customers within managed shopping centres and the employees within the office assets that we manage, in line with the circular economy concept.**

In collaboration with local libraries and supported by local authorities and municipalities in 16 EPP-managed shopping centres and six office buildings, we have made books available free of charge in designated zones. Using the 'pass the book on' concept, we facilitate the exchange of books between regular visitors. In this reporting year, we improved designated zones with new titles and ran several educational campaigns to promote reading.

5.11 PORTFOLIO-WIDE INITIATIVES



Pet-friendly

Over the last few years, pets have become an important part of our families, therefore **we have opened the doors of managed properties to visitors who are accompanied by their furry companions.** This initiative has been carried out in all EPP-managed assets and is supported by the majority of our tenants who allow pets within their shops and offices. In addition, retail and office assets provide easily accessible water dispensers and resting places for pets.

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Collection of second-hand clothes

In March and April 2023, in collaboration with our tenants and the brands Ubrania Do Oddania (Clothes for Donation) and 4F, we carried out a portfolio-wide campaign to collect unwanted clothing and accessories, suitable for recycling and reuse.

For every kilogram of clothing collected, the Ubrania Do Oddania brand donated PLN 1 to the Uniwersytet Sukcesu initiative, an educational programme run by the Digital University Foundation that enables disadvantaged young women to enter the digital job market with the necessary skill set.

Giving a second life to unused clothing is not only about generating positive social impact for those in need, but also acting responsibly for the environment. We plan to continue the partnership with Ubrania Do Oddania.



5.12 PORTFOLIO-WIDE INITIATIVES

EPP support for Ukraine

Across the last four months of 2022, we continued the support activities that were started in March 2022 for war refugees from Ukraine, who have become members of local communities living nearby the properties we manage. A number of activities have been carried out to support those fleeing the war and those who have remained in Ukraine.

Our activities in this area included:

- Financial support and collection of essential products for Ukrainian refugees
- Helping children and adults to acquire the skills necessary to find their way in new communities (sponsorship of educational projects)
- Care and support for children who came to Poland from Ukraine to provide them with safe supportive places to live (sponsorship of trips, summer camps, meals, medical care, etc.)
- Helping to treat and feed animals affected by the war



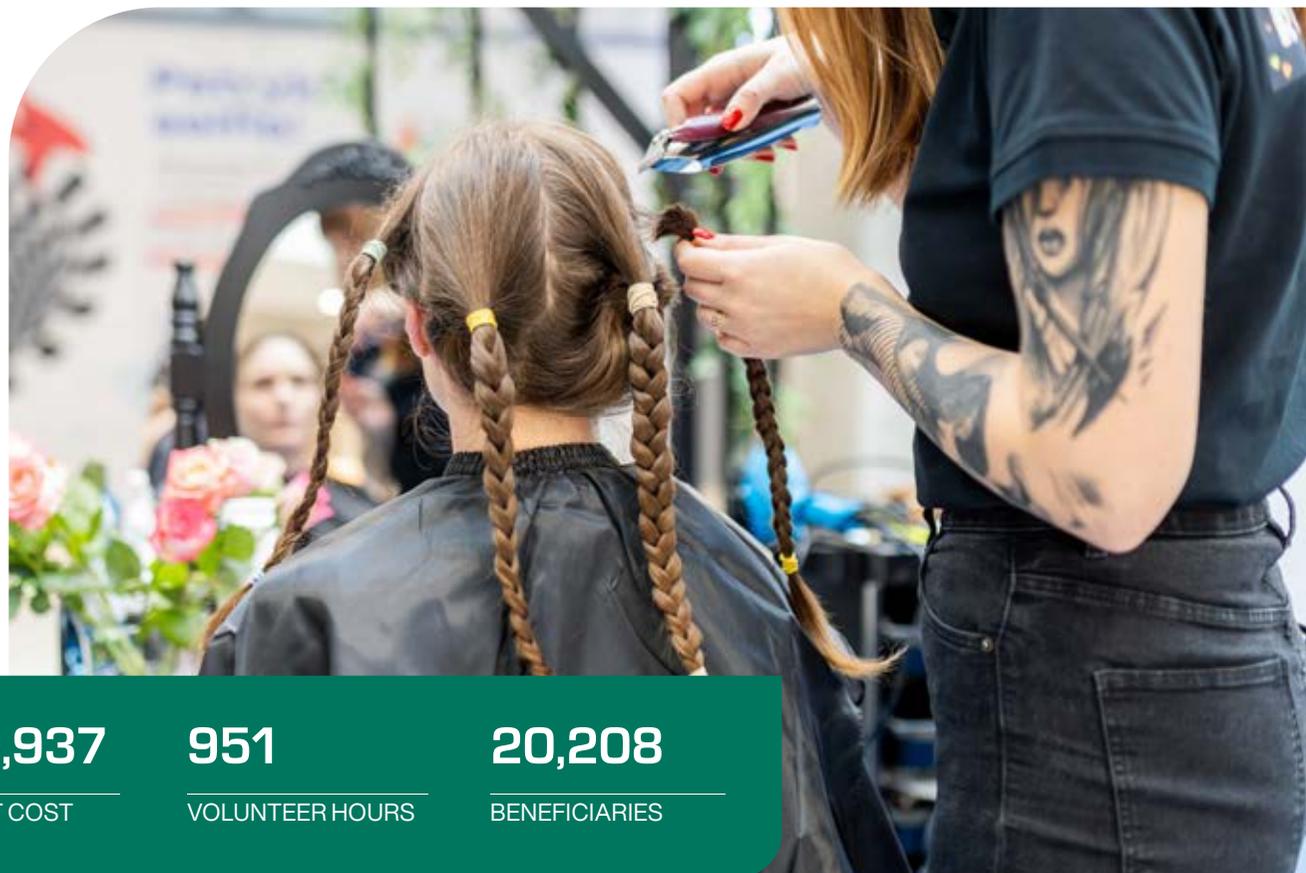
5.13 FIVE GOOD DEEDS

At the local team level, we continued the Five Good Deeds initiative launched in 2021, improving on the results of previous years. Within this campaign, we carry out actions with the aim of benefiting local communities living in the vicinity of properties managed by EPP.

During the FY23, our 24 teams made up of EPP employees performed 199 good deeds, in line with the three pillars of our Social Impact: local social challenges (128 activities), education (43 actions) and health (28 projects).

Following a local needs analysis, we identified and prioritised the areas with the most significant needs. Support was given to **14 orphanages and 31 animal shelters**. We also volunteered for **social welfare centres**, donating cakes and cleaning up their garden spaces. In the area of health, 13 events were organised, including **3 blood donations**. Within the pillar of education, we supported for example the work of young artists and organised **workshops for senior citizens**.

These projects involved 117 EPP employees who dedicated 951 volunteer hours to support local communities. The estimated number of beneficiaries of the activities undertaken is 20,208.



5.14 EMPLOYEE VOLUNTEERING

Each EPP employee is entitled to up to 16 hours of paid time per year to dedicate to volunteer work. Our commitment in this area is in line with the three pillars of our Social Impact: education, health, and solving local social challenges in the communities neighboring EPP-managed properties.

In this reporting cycle, our employees collectively spent a total of 1,686 hours volunteering, participating in portfolio-wide initiatives and Five Good Deeds, as well as engaging in additional volunteer activities and grant-funded projects. Notably, this surpassed our original target of 7 hours per employee. A significant proportion of our volunteer hours, amounting to 64%, was dedicated to addressing specific local social needs, demonstrating our commitment to making a positive impact in the communities around us.

46,309

PLN NET COST

400

VOLUNTEER HOURS

10,596

BENEFICIARIES



5.15 EPP-FUNDED GRANTS

EPP allocates grants to endorse projects that benefit local communities. Employees are encouraged to submit proposals, including budget details, outlining initiatives aimed and volunteering activities for teams to actively engage with. EPP selects projects for financial support, ensuring alignment with the three focus pillars of the company's Social Impact.

Throughout this FY, we implemented 8 grant-funded initiatives, addressing local social challenges (6), education (1), and health (1) issues. These projects were specifically tailored to benefit individuals with disabilities and their caregivers, in addition to school and pre-school children, among others.

Thanks to the commitment of 37 volunteers, who invested a total of 278 hours into these projects, the number of beneficiaries reached is 593.

39,527

PLN NET COST

277.5

VOLUNTEER HOURS

593

BENEFICIARIES



5.16 SOCIAL VALUE AND SUSTAINABLE BUILDING CERTIFICATION



Sustainable Building Certification reinforces the EPP ESG Strategy. It demonstrates that employees and visitors can be confident that the space used by them has been designed with human health and environmental protection in mind. Building certification also has a positive impact on the communities around our buildings.



83%

of managed portfolio (retail, office and master lease) has green building certification



75%

is certified in BREEAM In-Use Part 1 and Part 2



17%

is certified in BREEAM New Construction



11%

has WELL Health-Safety Rating



17%

has passed accessibility audit (Building without barriers)

6.

METHODOLOGY



6. METHODOLOGY



- OPEX costs were analysed based on material provided by EPP for the reporting period of 1 September 2022 – 31 August 2023.
- Data for national GDP and GVA was obtained from the Statistics Poland for 2021.
- The GVA values (global and national) and the number of employees were recalculated based on the ratios adopted in the Socio-economic impact study of EPP portfolio of real estate assets in Poland in 2021 prepared by JLL.
- The employment multiplier provides the number of new jobs per PLN 1 million of initial investment in each sector of the economy.
- The gender structure (outside own employees) was reported in accordance with the breakdown from the previous year.
- Direct impacts arise from the immediate infusion of money into the economy due to an economic event, typically the initial expenditure on an activity. These impacts encompass permanent jobs, wages, and the output generated by economic events.
- Indirect impacts include the wages, jobs and production generated by companies that provide the services and goods needed for the initial economic boost. Additional rounds of spending are generated by supporting industries such as construction, finance, real estate services, maintenance and utilities. The indirect impact is the cumulative sum of several expense cycles that pass through the local economic supply chain until all remaining money from the initial stimulus has been used.
- The induced impact results from the household expenditure of people directly and indirectly involved in business activities. The largest part of the induced impact comes from expenditure on wages and salaries of workers employed in industries affected by economic activity. Such spending in turn generates induced jobs.
- Social Impact was calculated based on data collected by EPP for the reporting period of 1 September 2022 – 31 August 2023.
- Sustainable buildings are proved to have a positive environmental and social impact. These factors are taken into consideration by frameworks used to measure social value. Sustainable building certification enhances positive social impact. Therefore, the number of buildings with sustainable building certification has been shown to demonstrate the positive social impact in the social value section of this report.



Shaping the face
of retail in Poland

Looking forward to hearing your feedback on this report and the topics covered. If you would like to share your thoughts, please send an email to:



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