

# FIDELIDADE PROPERTY

AN INTEGRATED  
ENVIRONMENTAL, SOCIAL  
AND GOVERNANCE  
STRATEGY

June 2024



# Fidelidade Ambition

SUSTAINABILITY is part of the FIDELIDADE's DNA, whose mission is to protect and preserve the assets of families and companies.

## 3 PILLARS OF SUSTAINABILITY

<b>E</b>		Be proactive in the ecological transition
<b>S</b>		Take on an important role in the social dimension
<b>G</b>		Be a responsible and exemplary economic player

FIDELIDADE aim to be NET ZERO:

- in Operations by 2040 (interim target for 2025)
- in Insurance and Investments by 2050 (interim target for 2030)



Center  
for climate  
change

Forest  
Fund

Fidelidade  
Ambition

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2<sup>nd</sup> best insurance company in Europe  
4<sup>th</sup> best in the world



**SUSTAINALYTICS**  
a Morningstar company



Great Place To Work<sup>®</sup>  
Certified  
NOV 2023 - NOV 2024  
PT

**FIDELIDADE**  
SEGUROS DESDE 1808



**FIDELIDADE**  
SEGUROS DESDE 1808

**WE CARE MORE**  
BECAUSE YOU CARE

WE CARE Programa de apoio e desenvolvimento pessoal e profissional para os colaboradores da Fidelidade



Fidelidade

## Ambition

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FIDELIDADE wants to play an active role in achieving the priorities and aspirations of Future Global Sustainable Development, which are materialized in the 17 Sustainable Development Goals (SDGs) adopted by the United Nations in 2015.

In this sense, Fidelidade has chosen 7 priority SDGs to guide the sustainability journey and incorporate it into their day-to-day operations:



# Fidelidade Ambition

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# Fidelidade Property Challenge

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## *How to translate Fidelidade ambition into Buildings?*

Fidelidade aims to incorporate sustainability into the business and all decision-making processes.

The challenge For Fidelidade Property is to materialize the global company´s vision and ambitions into an actionable strategy for the sustainable management of its real estate property.



# ESG Pillars

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### Environment

- 6** CLEAN WATER AND SANITATION
- 7** AFFORDABLE AND CLEAN ENERGY
- 11** SUSTAINABLE CITIES AND COMMUNITIES
- 12** RESPONSIBLE CONSUMPTION AND PRODUCTION
- 13** CLIMATE ACTION



### Social

- 3** GOOD HEALTH AND WELL-BEING



### Governance

- 17** PARTNERSHIPS FOR THE GOALS

Fidelidade Property has defined an ESG strategy to ensure **portfolio resilience**, maximize the short to medium-term properties value and mitigate the risk of future devaluation.

# Strategic Objectives

SDGs



Milestones

## 01. ESG certifications



- 90% BREEAM/LEED “Very Good” / “Gold”
- 1 pilot building WELL “Platinum”
- GRESB portfolio

## 02. Carbon Neutrality



- 80% Portfolio EPC Rating  $\geq$  A
- 1 pilot Net Zero Carbon building
- Report portfolio emissions
- 100% portfolio emissions compensation

## 03. ESG legislation compliance



- 100% EU Taxonomy compliant
- ESG reporting & disclosures

## 04. Responsible procurement



- Sustainability requirements included in all the RFP supplier’s selection

## 05. Green leasing



- 100% green leasing for new & renewals contracts
- Tenant consumption data collection



# Implementation Plan

ESG PERFORMANCE

**74** KPI's

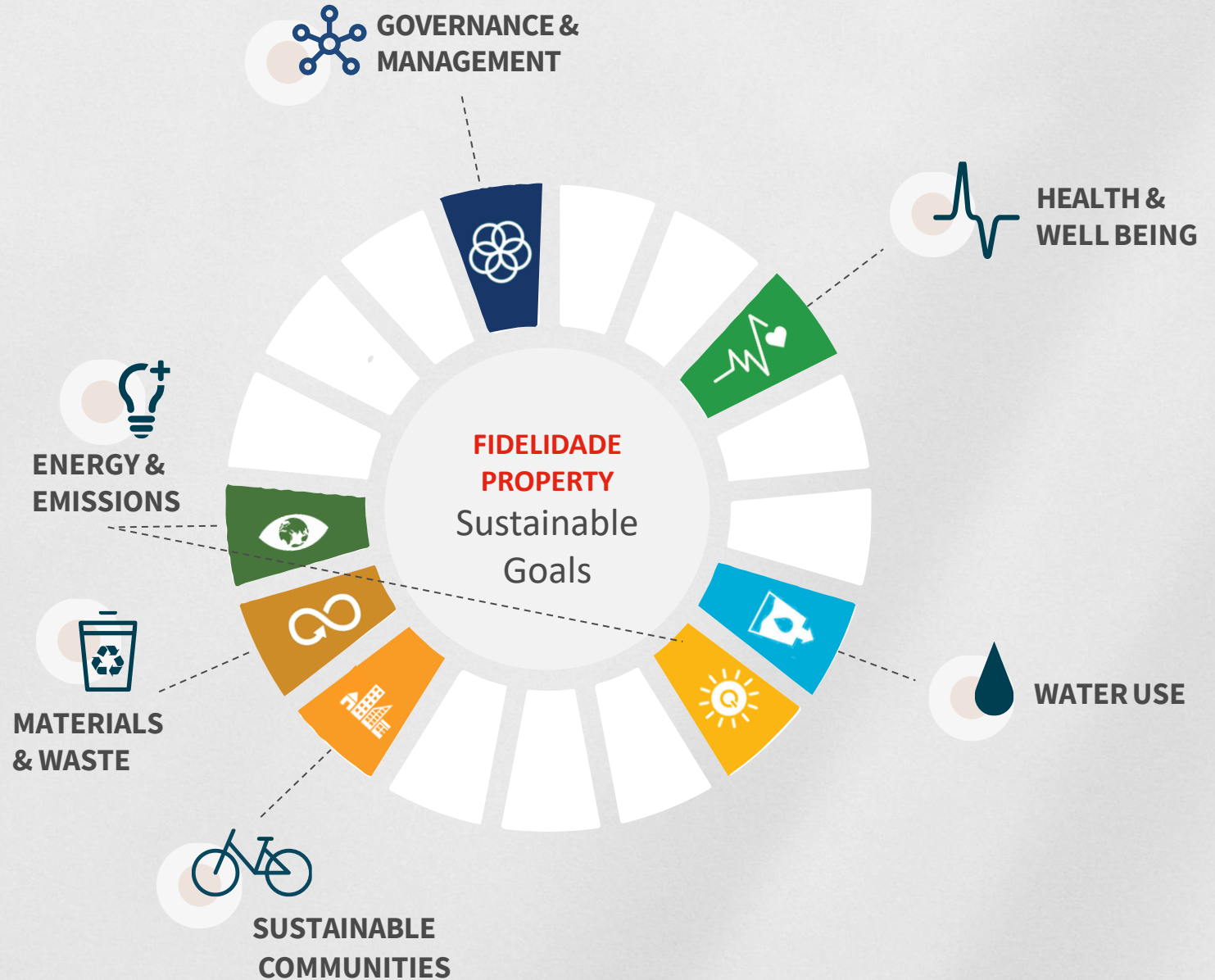
PORTFOLIO

**45** ASSETS

WHERE

**7** COUNTRIES

**3** REGIONS



# Implementation Plan - International Portfolio

London, UK  
Moretown  
7 Assets, Offices



London UK,  
Smithson Plaza  
3 Assets, Offices

Brussels, Belgium  
Pegasus  
7 Assets, Offices



USA  
Rendina  
10 Assets, Healthcare



Milan, Italy  
The Medelan  
1 Asset, Offices/Retail



Budapest, Hungary  
BC140  
1 Asset, Offices



Japan  
Logistics Portfolio  
7 Assets, Logistics



# Implementation Plan - National Portfolio

Lisbon, Entrecampos  
Fidelidade New Headquarters  
1 Asset, Offices/Retail



Lisbon,  
Entrecampos Project  
6 Assets, Offices/Retail/Residential



Porto, Boavista  
Porto Fidelidade Office  
1 Asset, Offices

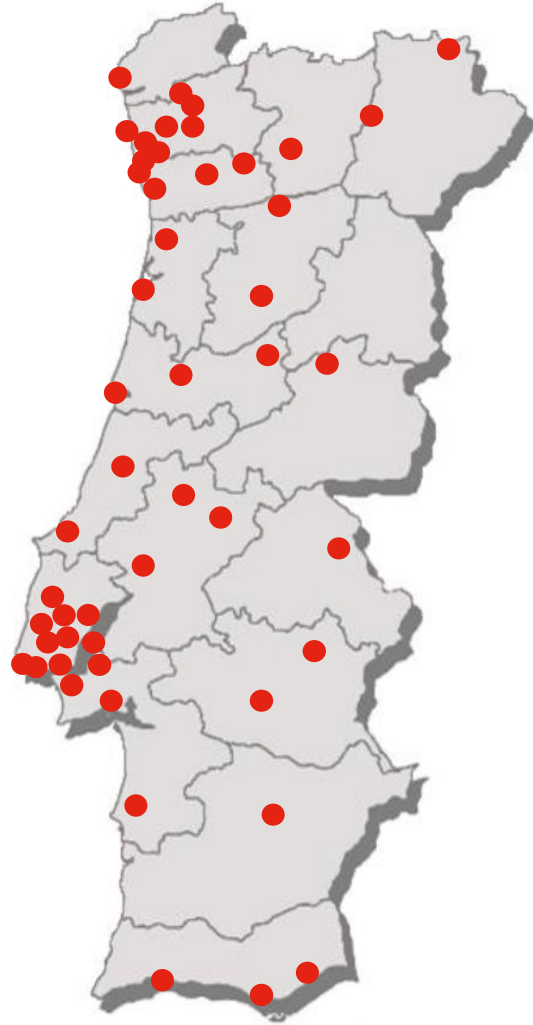


Lisbon, Conde Barão  
VDA Office Extension  
1 Asset, Offices



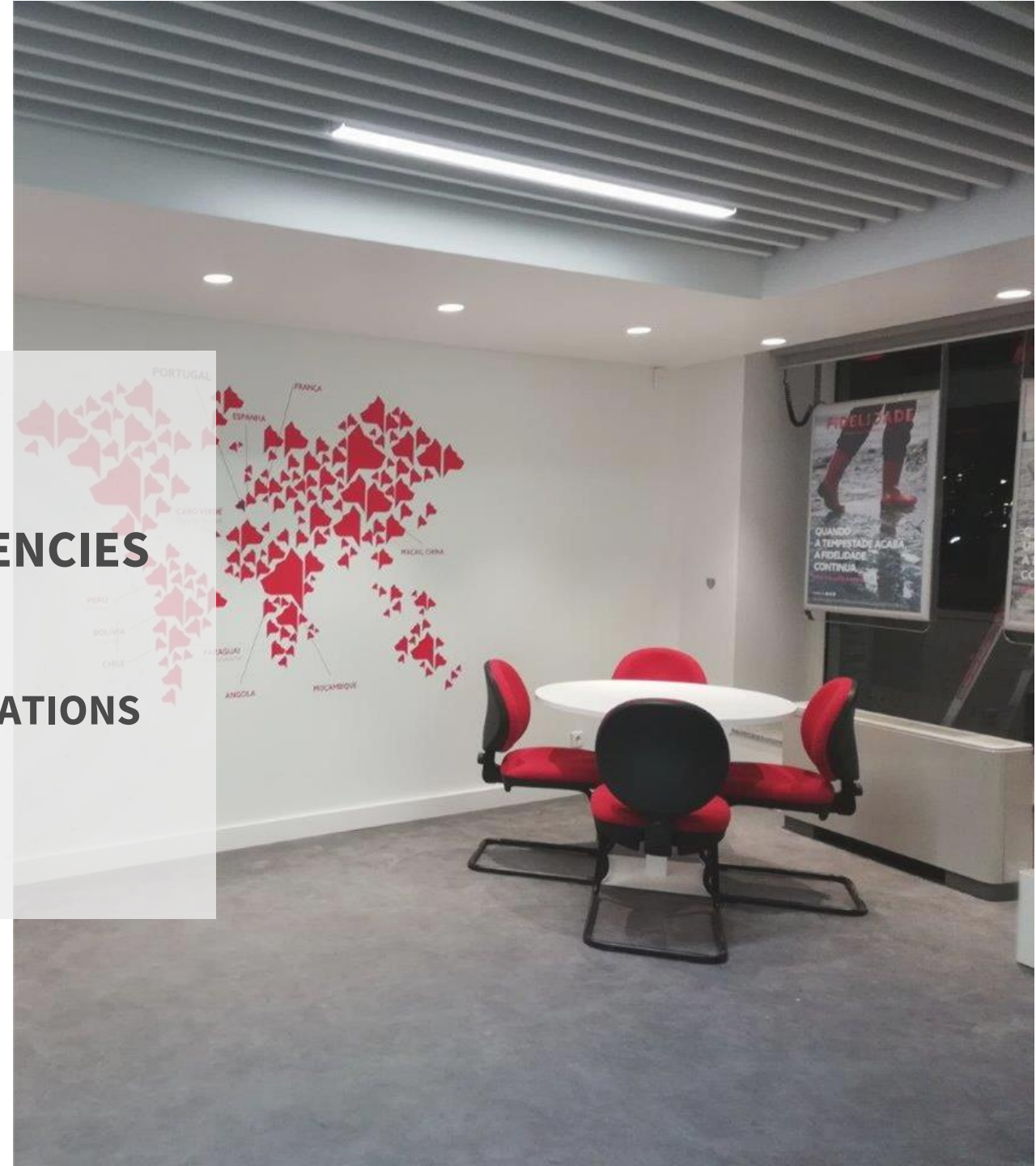
Fidelidade Property

# Implementation Plan - National Portfolio



**85 AGENCIES**

**53 LOCATIONS**



Fidelidade Property

# New Headquarters

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## LOCATION

Entrecampos  
Av<sup>a</sup>. Alvaro Pais, Lisbon  
Portugal

TOTAL GROSS AREA

46.340,00 sqm

FLOORS ABOVE GROUND

8

TYPE OF USE

Offices

FLOORS UNDER GROUND

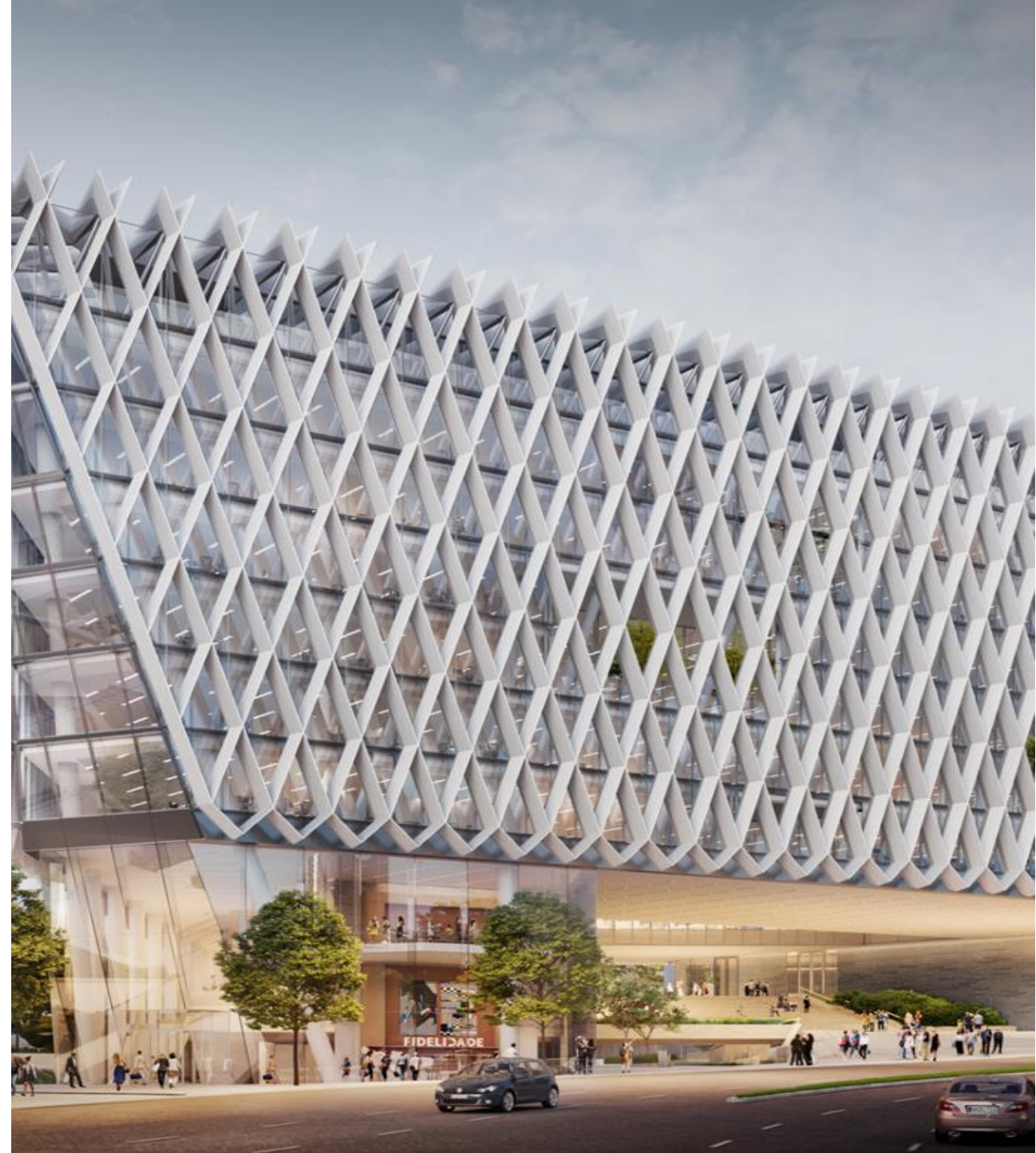
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EPC RATING

> A

LEED BD+C & WELL CORE

Gold / Platinum





**FIDELIDADE  
PROPERTY**