2025 Sustainability Performance Factsheet

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PROPERTY GROUP

About this Report

> **"Peach Property Group earned a CDP "B" rating for the second consecutive year and received the EPRA sBPR Gold Award for the third consecutive year, and a significantly improved S&P CSA ESG score."**

Peach Property Group AG is a real estate investor focused on residential properties in Germany, with a portfolio concentrated in Tier II cities within the commuter belt of major metropolitan areas. The company has a portfolio of around 22 000 residential units, with a strategic focus on North Rhine-Westphalia, where most of the portfolio is located.

Peach Property Group AG provides modern, sustainable, and affordable housing for a broad spectrum of society, with tenants at the center of its business approach. Having local service hubs in core regions – called Peach Points – together with digital self-service portals and an efficient ticketing system, the company ensures operational proximity, fast responses and highest service qualities.

With a clear strategy, a robust balance sheet, and a committed team, Peach Property Group is well positioned to create sustainable value for tenants, employees, investors, and society.

This factsheet presents the environmental, social, and governance (ESG) information on Peach Property Group's investment portfolio. Environmental is reported in line with the GRI Standards 2021 and EPRA Best Practices Recommendations and data covers the 2024 calendar year. All other key figures refer to the 2025 financial year. Social and governance information follow the EPRA Best Practices Recommendations.

GHG intensity (Scope 1 & 2)
(2023: 26.9)[1]
24.9 kg CO_2e/m^2

Building energy intensity
(2023: 140)[1]
121 kWh/m²

Number of employees
(2024: 208)
225

Proportion of women in the Group
(2024: 48%)
50 %

CDP Disclosure 2025

EPRA sBPR GOLD

Proud participant of the Corporate Sustainability Assessment (CSA) 2025 – S&P Global

[1] Emissons data and calculations are based on FY 2024 numbers.

Environmental Information (1/3)

"Three consecutive years of emissions reductions demonstrate that we are on track to achieve our long-term decarbonization ambitions."

"Our long-term carbon reduction strategy combines asset modernization, renewable energy adoption, and portfolio optimization to drive the transition to a lower-carbon real estate portfolio."

As a real estate investor, we recognize the environmental impact of our business activities. To monitor and continuously improve our sustainability performance, we measure the greenhouse gas emissions, energy consumption, waste generation, and water consumption associated with our portfolio.

Use of AI-powered Solution to Track Environmental Data

For the first time, we calculated our carbon footprint using an AI-powered solution that automatically processes energy invoices and converts them into a structured dataset. This innovative approach enhances data quality and transparency while significantly reducing manual effort and costs.

As the AI-powered solution continues to be implemented, trained, and optimized, its capabilities are steadily improving. Once fully implemented, the system will accelerate data collection, enhancing our ability to monitor performance and manage our environmental measures more effectively. By modernising our processes in this way, Peach Property Group is taking an important step towards ensuring that its sustainability management is digitally enabled, automated, and future-ready.

Decarbonization Pathway and Strategy to achieve a Carbon-neutral Portfolio by 2050

Since establishing our decarbonization targets in 2022, we have consistently reduced our carbon footprint (Scope 1 & 2). Our ambition is to reduce GHG emissions intensity to below 30 kg CO_2e/m^2a by 2030 and below 10 kg CO_2e/m^2a by 2050.

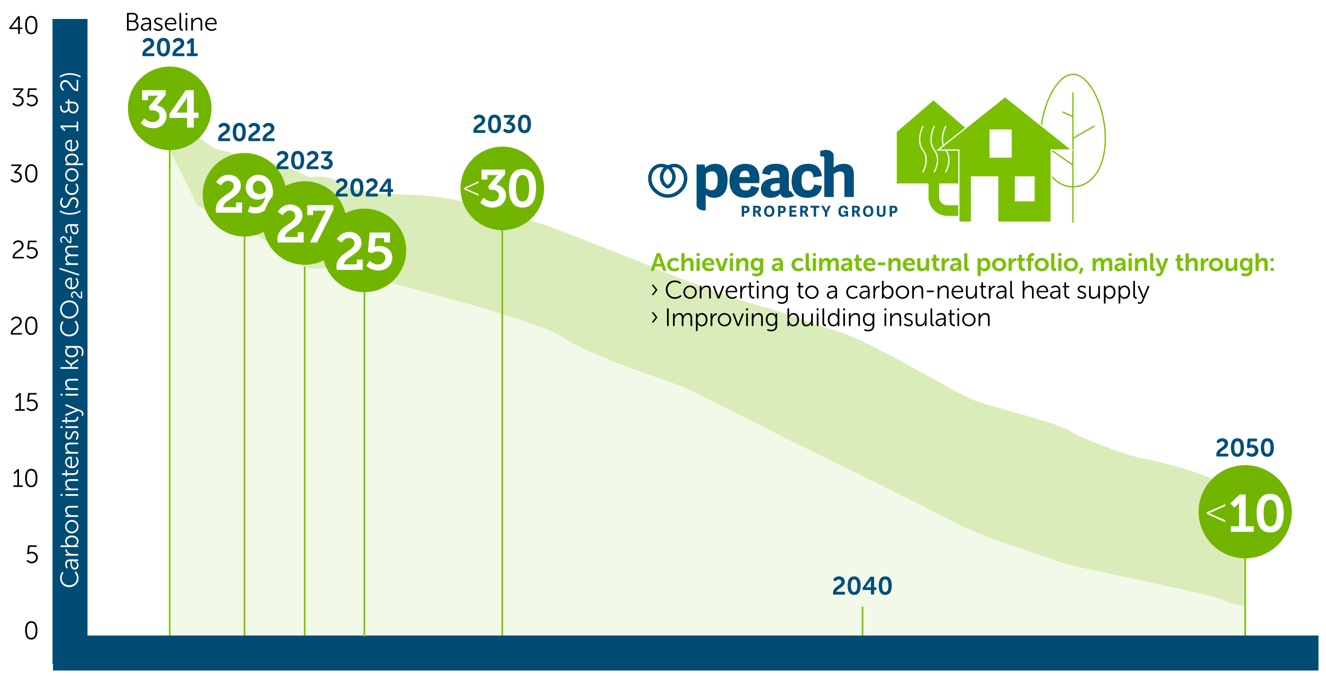
Following reductions of 9% in 2022 and 8% in 2023, we achieved again a further 7% reduction in 2024, lowering GHG emissions intensity from 27 to 25 kg CO_2e/m^2a. This result confirms our positive trajectory and underscores our commitment to a low-carbon real estate portfolio.

As part of our commitment to achieving our decarbonization targets, we have developed and a long-term carbon reduction strategy. A key focus of this strategy is the modernization of existing heating systems and the improvement of building insulation. Replacing or upgrading heating systems, transitioning to district heating, adopting modern condensing technology, and increasing the share of renewable energy sources all contribute significantly to reducing greenhouse gas emissions. In addition, we continue to optimize our portfolio by divesting non-strategic assets with comparatively higher carbon intensity, thereby improving the overall sustainability performance of our portfolio.

Portfolio Investments to Improve Environmental Performance

In 2025, we invested more than EUR 1.76 million (2024: EUR 0.57 million) in modernizing heating systems, refurbished roofs amounting to EUR 2.41 million (2024: EUR 2.02 million), and invested approximately EUR 3.22 million to improve energy emission efficiency, including facade, window, lighting, concrete, and riser pipe refurbishments. These substantial investments underline our strong ambition to further enhance the environmental performance and long-term resilience of our assets to create lasting value.

DECARBONIZATION PATH OF PEACH PROPERTY GROUP



Environmental Information (2/3)

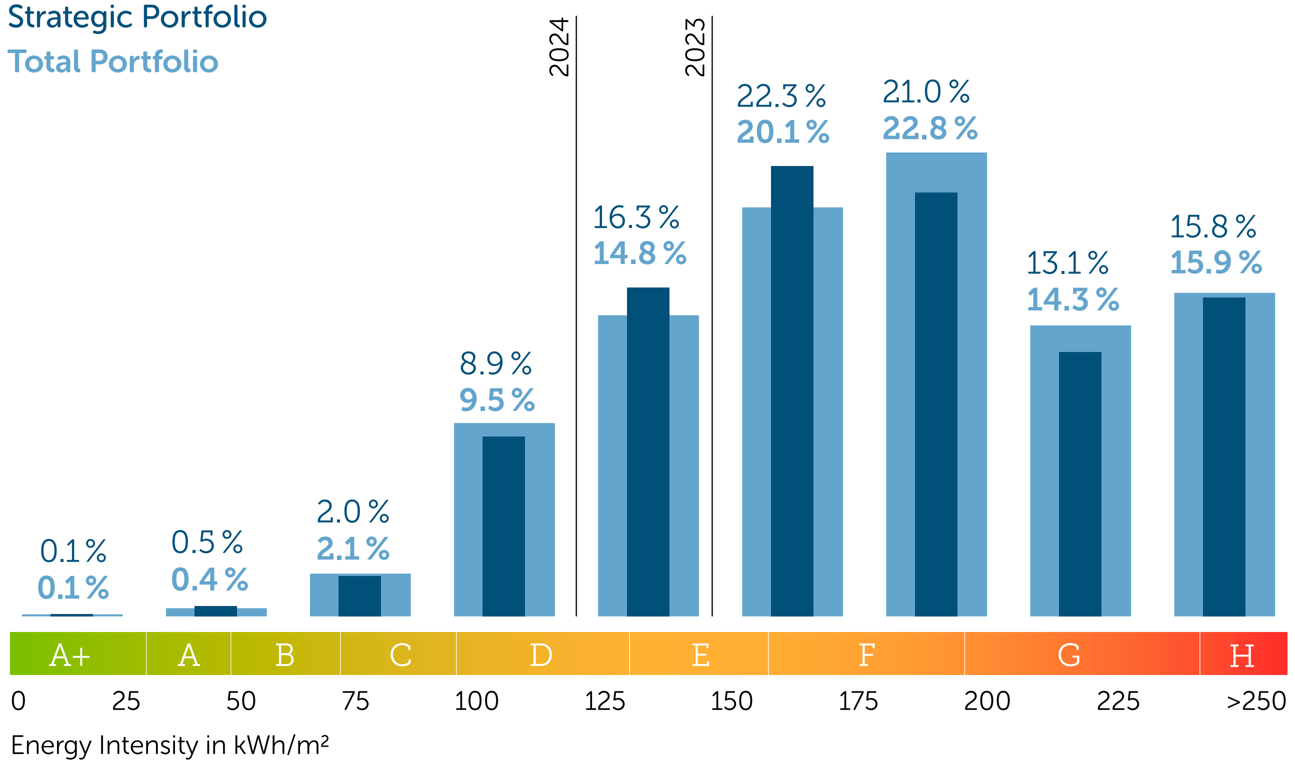
"The reduction in building energy consumption highlights the effectiveness of our efforts to improve efficiency across the portfolio."

Energy Consumption and Data Methodology

Total electricity consumption increased significantly compared to 2023. This development may be influenced by changes in tenant consumption patterns, lower vacancy rates, and operational changes within the building portfolio. The primary driver, however, is likely the introduction of an AI-based solution for processing energy invoices. Differences between manual and automated data interpretation and allocation have resulted in changes to reported electricity consumption figures.

The same applies to the classification of renewable and non-renewable electricity. The shift from largely manual review in 2023 to automated processing in 2024 may have led to differences in the allocation of energy sources, as automation does not always allow for the same level of detail as manual review. While the new AI-based approach is expected to improve data quality over time, comparisons with previous years should be interpreted carefully. At the same time, this AI-based approach represents a pioneering step in energy data collection, with significant potential to improve efficiency and data quality in future reporting periods.

PORTFOLIO AVERAGE: 121 kWh/m²



ENVIRONMENTAL PERFORMANCE INDICATORS

	Units of measure	2024	2023	Change
Numbers of units included in ESG reporting		27 553	27 943	–1%
Total fuel consumption within the organization from non-renewable sources	kWh	136 694 332	147 945 105	–8%
Total fuel consumption within the organization from renewable sources	kWh	84 990	309 135	–73%
Total electricity consumption within the organization from non-renewable sources	kWh	1 742 049	615 939	183%
Total electricity consumption within the organization from renewable sources	kWh	3 957 550	4 365 155	–9%
Total district heating and cooling consumption within the organization	kWh	53 418 338	52 727 658	+1%
Total energy consumption within the organization	kWh	195 897 259	205 962 992	–5%
Building energy intensity within the organization	kWh	121	140	–13%
Gross direct (Scope 1) GHG emissions	tCO_2e/m^2	24 359	27 393	–11%
Gross location-based energy indirect (Scope 2) GHG emissions	tCO_2e/m^2	16 027	12 308	+30%
Gross market-based energy indirect (Scope 2) GHG emissions	tCO_2e/m^2	14 875	7 864	+89%
GHG emissions intensity ratio (Scope 1 & 2) (location-based)	tCO_2e/m^2	24.91	26,92	–7%
GHG emissions intensity ratio (Scope 1 & 2) (market-based)	tCO_2e/m^2	24.20	23,99	+1%

Building Energy Consumption and Greenhouse Gas Emissions

Building energy consumption decreased by 13%, from 139.5 kWh/m² to 121.0 kWh/m², indicating improved energy efficiency across the portfolio. This reduction reflects the impact of energy-efficiency investments and portfolio-wide optimization measures.

The decrease in Scope 1 GHG emissions is primarily attributable to lower fuel consumption, while the increase in Scope 2 emissions reflects the higher reported electricity consumption and changes in the classification of electricity sources.

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Environmental Information (3/3)

// Building water intensity remained largely stable. Although waste intensity decreased, further improvements in data quality and coverage are needed to fully assess performance trends.//

Water and Waste Management

Most of the water and waste data is based on actual consumption (direct measurements) taken from monthly invoices and consumption data from municipal utilities and waste disposal companies. Missing consumption was determined through extrapolation (estimates).

Water stress classifications were updated in 2024, resulting in a systematic shift of assets between risk categories (e.g., from low-medium to low and from high to medium-high stress). These changes reflect updates in the methodology and classifications rather than actual changes in regional water consumption patterns.

Waste data quality remain weaker than for energy and water, mainly due to non-standardized waste invoices and limited quantity data. The reported decrease in total waste and waste intensity is therefore primarily attributable to changes in data availability and coverage rather than operational waste reduction. The increase in landfill disposal reflects a low baseline effect and remains immaterial relative to total waste volumes.

ENVIRONMENTAL PERFORMANCE INDICATORS

	Units of measure	2024	2023	Change
Number of units in ESG reporting		27 553	27 943	–1%
Total water withdrawal	m^3	2 489 574	2 372 453	+5%
Building water consumption intensity	m^3/m^2	1.60	1.42	+13%
Total weight of waste and a breakdown of this total by composition of the waste	t	25 891	28 983	–10%
Total weight of non-hazardous waste directed to disposal	t	749	840	–11%
thereof landfill with or without energy recovery	t	17	8	+98%
thereof incineration	t	733	832	–12%
thereof other disposal operations	t	0	0	0%
Total weight of non-hazardous waste diverted from disposal	t	25 142	28 143	–11%
thereof incineration with energy recovery	t	17 695	20 084	–12%
thereof recycling	t	7 446	8 059	–8%
thereof other recovery operations	kg/m^2	0	0	0%
Waste intensity		14.81	18.23	–19%

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Social Information

"Our people are at the core of our success, and continued investment in employee engagement, development, and safety strengthens both our workforce and our long-term performance."

We believe that long-term value creation depends on a skilled, engaged, and resilient workforce. Our employees play a central role in delivering operational excellence, maintaining strong relationships with tenants and suppliers, and advancing our strategic and sustainability priorities. By investing in our people, we invest in our Group performance. This approach allows us to improve service quality for our tenants, reinforce organizational capabilities, and mitigate operational and human capital risks.

Workforce Information

By the end of 2025, Peach Property Group employed 225 people (2024: 207), 49.8% (2024: 48.1%) of whom were women. The majority of our employees are between 30 and 50 years old. During the reporting period, the employee turnover rate decreased to 16.4% (2024: 24.1%). A total of 54 employees were hired and 37 left the Group.

WORKFORCE INFORMATION

as of December 31, 2025

By headcount	Female	Male	Total
Employees	112	113	225

By age	Number	Percentage
under 30 years old	52	23%
30-50 years old	105	47%
over 50 years old	68	30%

Biennial Employee Satisfaction Survey 2025

We carried out an extensive Group-wide employee survey in 2025 to evaluate overall satisfaction, gain insights into employees' perceptions of their working environment, and identify potential areas for improvement. Approximately two-thirds of our workforce participated, demonstrating strong engagement and underscoring our commitment to open and transparent communication. Results from the survey showed that 68% of employees are very or rather satisfied with Peach Property as an employer, and 75% would recommend Peach Property as an employer. Further, the results revealed that 76% of employees perceive our working atmosphere at Peach Property Group as very good or rather good. We are proud that this result is within a healthy range and similar to the results from employee surveys conducted in 2023.

OCCUPATIONAL HEALTH AND SAFETY

	2025	2024
Number of fatalities as a result of work-related injuries	0	0
Number of high-consequence work-related injuries (excluding fatalities)	0	0
Number of recordable work-related injuries	4	7
› Rate of recordable work-related injuries	1.1	2.4
› Numbers of hours worked	376 673	281 713

At Peach Property Group, we are committed to fostering a positive working environment and promoting effective, collaborative interactions between employees and their leaders. In our employee survey, 80% of respondents rated their cooperation with management as very good or rather good, highlighting our open feedback culture and clear, understandable communication. This strong result reflects the benefits of our flat hierarchies and our emphasis on transparent dialogue, which encourage employees across the organization to share ideas and actively contribute to the continued development of our growing team.

Protecting the Health and Safety of our Employees

Employee health and safety is a top priority for the Peach Property Group. We strive for zero work-related injuries and place a strong emphasis on prevention through targeted training and awareness programs. Employees who may be exposed to hazards while performing their duties, such as maintenance staff, receive appropriate protective clothing, including suitable footwear. We also ensure that all employees receive regular instructions and up-to-date information on required safety measures.

Work-related accidents are systematically monitored, reported, and investigated by supervisors, who are responsible for identifying root causes and implementing corrective actions. In 2025, only four minor work-related accidents occurred (2024: 7). Fortunately, no high consequence injuries were recorded in 2025. Despite an overall increase in hours worked, the number of incidents declined, underscoring the effectiveness of our preventive measures and strong safety culture.

Governance Information

> **"We believe that long-term value creation is built on strong governance, ethical business conduct, and a culture of integrity."**

> **"In 2025, no breaches of our Code of Conduct were reported."**

We promote a corporate culture based on integrity, respect, and responsibility. We are committed to continuously strengthening our governance structure to ensure ethical corporate governance throughout our value chain and the integration of sustainability matters into our business processes and investment decisions.

Corporate Governance

The Board of Directors consists of five non-executive members and is responsible for overseeing sustainability at Peach Property Group. All members are considered independent in accordance with the Organizational Regulations, and three out of five members have expertise in sustainability and ESG matters. For information on average tenure, the selection process and further details, please refer to the Annual Report 2025, pages 36-40.

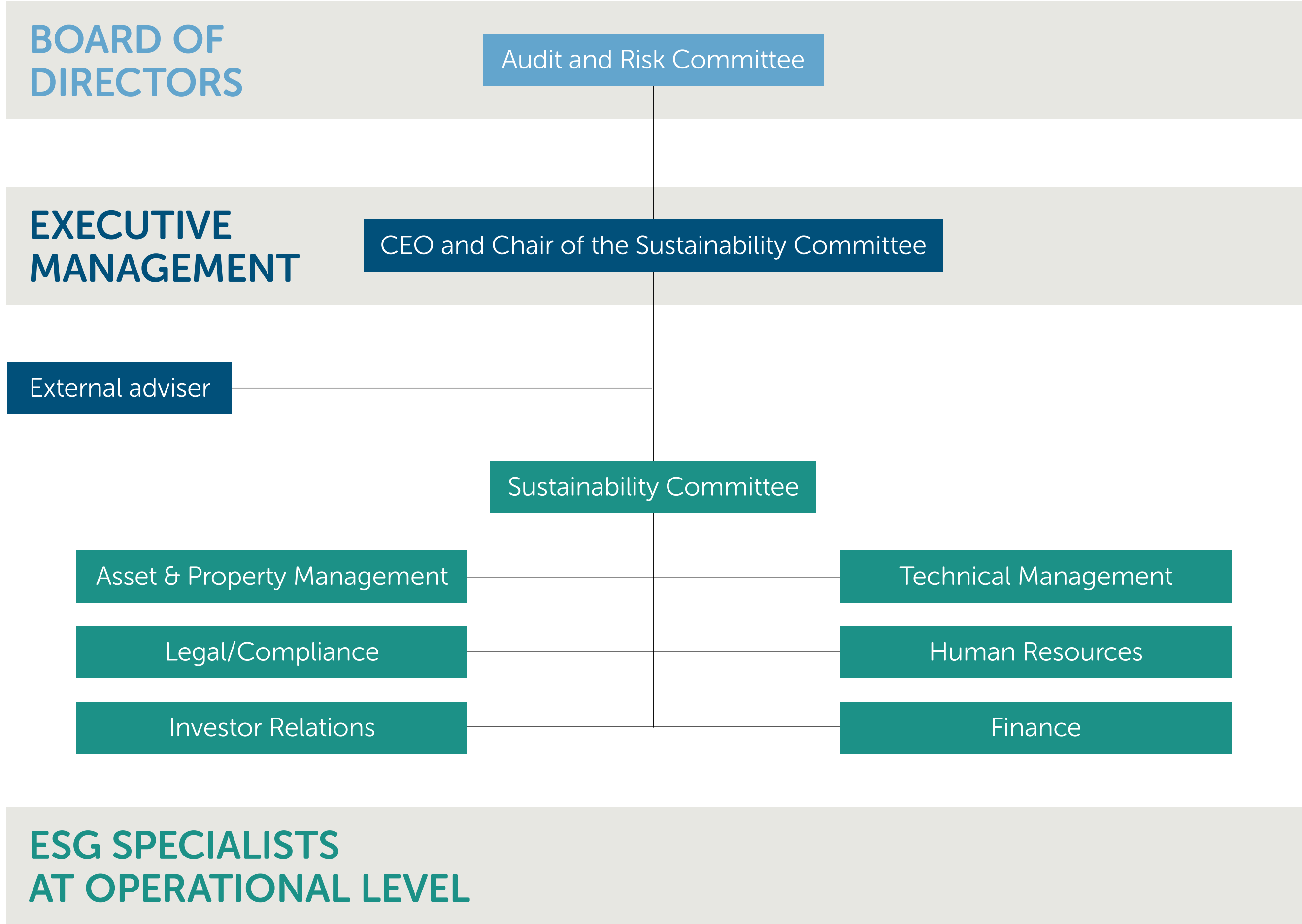
In addition, Peach Property Group has a dedicated Sustainability Committee that is responsible for the further development of corporate sustainability management and is the point of contact for sustainability issues both within and outside the Group.

The Sustainability Committee is chaired by Chief of Staff, Dr. Holger Franz, and includes representatives from Asset & Property Management, HR, Investor Relations and Finance. The Sustainability Committee regularly seeks support from external advisors to ensure compliance with laws and regulations and to be at the forefront of sustainability reporting.

Business Ethics

Our overarching governing document is the Peach Property Group's Code of Conduct, which summarizes and promotes the core principles of ethical business behavior, including respect for human rights and fair working conditions. We are reviewing our policies and guidelines on a regular basis.

When new employees are onboarded at the Peach Property Group they receive training on various aspects of the Code of Conduct, including topics such as anti-harassment, bribery, and corruption. We keep training materials up-to-date and make them easier to understand and easily accessible through our intranet. We also conduct regular refresher courses for existing employees.



Compliance with our Code of Conduct is supported by the whistleblower system across the Group. The whistleblowing system, operated by an independent third party acting as an external ombudsperson, allows employees and other stakeholders to report concerns regarding potential violations of the law or the Group's Code of Conduct, including suspected bribery, corruption, money laundering, or other irregularities.

EPRA sBPR Sustainability Performance Measures

Indicator	EPRA-Code	Units of Measure	Boundaries		
Gender diversity	Diversity-Emp	% of Total employees	**Male**	**Female**	**Coverage**
			100%	0%	Board of Directors
			55%	45%	Executive Management
			51%	49%	Other direct employees
Personnel distribution by age and categories	Diversity-Emp	% of Employees	**Category and age range**		
			25%		< 30 yrs
			46%		30 to 50
			29%		> 50
		% of Executive Management	5%		< 30
			55%		30 to 50
			40%		> 50
		% of Board of Directors	0%		< 30
			0%		30 to 50
			100%		> 50
Gender pay ratio	Diversity-Pay	Ratio	**2025**	**2024**	**Coverage**
			105.4	102.9	All employees (women/men)
Performance appraisals	Emp-Dev	% of total workforce	**2025**	**2024**	**Coverage**
			100%	100%	Direct employees
Headcount	Emp-Turnover		**2025**	**2024**	**Coverage**
		Total employees	225	208	Total Peach Property Group
		Total hire number	54	66	Total Peach Property Group
		Rate	24%	32%	Total Peach Property Group
Turnover	Emp-Turnover	Total leavers number	37	57	Total Peach Property Group
		Rate	16%	24%	Total Peach Property Group
Absentee rate	H&S-Emp	Days lost as % of total working days per employees	7.4%		Direct employees
Lost day rate	H&S-Emp	Number of injuries per multiple of hours worked	12.48		Direct employees
Injury rate	H&S-Emp	Number of injuries per multiple of hours worked	1.06		Direct employees
Fatalities	H&S-Emp	Total number	0		Direct employees
Assets health and safety compliance	H&S-Comp	Number of incidents	100%		Total Peach Property Group

				WHOLE PORTFOLIO 2024					
Indicator	**EPRA-Code**	**Boundaries**	**Unit of measure**	2024	Change compared to 2023 (%)	Lettable area of applicable properties (m²)	Coverage of lettable area	% Estimation	Renewable Sources
Total number of applicable properties			**#**	**3 623**					
Total number of rental units			**#**	**27 553**					
Total lettable area of applicable properties			**m²**	**1 748 436**					
Total electricity consumption	Elec-Abs	Total energy consumption from electricity	kWh	5 699 599	+52.45%	1 748 436 m²	100.0%	12.06%	69.44%
		Landlord obtained, common areas/shared services	kWh	5 699 599	+52.57%	1 748 436 m²	49.9%	12.06%	69.44%
		Landlord obtained, tenant areas	kWh	–	–	0 m²	N/A	N/A	N/A
		Tenant obtained, tenant areas	kWh	–	–	0 m²	N/A	N/A	N/A
Like-for-like electricity consumption	Elec-LfL	Total energy consumption from electricity	kWh	5 699 599	+66.12%	1 743 229 m²	100.0%	12.06%	69.44%
		Landlord obtained, common areas/shared services	kWh	5 699 599	+66.26%	1 743 229 m²	100.0%	12.06%	69.44%
		Landlord obtained, tenant areas	kWh	–	–	0 m²	N/A	N/A	N/A
		Tenant obtained, tenant areas	kWh	–	–	0 m²	N/A	N/A	N/A
Total energy consumption from district heating and cooling	DH& C-Abs	Whole building, landlord obtained	kWh	53 418 338	+25.2 %	301 279 m²	100.0%	17.05%	N/A
		Whole building, tenant obtained	kWh	–	–	0 m²	N/A	N/A	N/A
Like-for-like energy consumption from district heating and cooling	DH&C-LfL	Whole building, landlord obtained	kWh	–	–	0 m²	N/A	N/A	N/A
		Whole building, tenant obtained	kWh	–	–	0 m²	N/A	N/A	N/A
Total energy consumption from fuel	Fuels-Abs	Whole building, landlord obtained	kWh	136 694 332	+35.82%	766 682 m²	100.0%	11.37%	N/A
		Whole building, tenant obtained	kWh	–	–	0 m²	N/A	N/A	N/A
Like-for-like energy consumption from fuel	Fuels-LfL	Whole building, landlord obtained	kWh	–	–	0 m²	N/A	N/A	N/A
		Whole building, tenant obtained	kWh	–	–	0 m²	N/A	N/A	N/A
Building energy intensity landlord-obtained energy		Whole building	kWh/m²	112.04	–23.79%	1 748 436 m²	100.0%	12.93%	N/A
Building energy intensity tenant-obtained energy		Whole building	kWh/m²	–	–	0 m²	N/A	N/A	N/A
Building energy intensity whole building		Whole building	kWh/m²	112.04	– 32.63 %	1 748 436 m²	100.0%	12.93%	N/A
Direct GHG emission (total) Scope 1	GHG-Dir-Abs	Whole building	Metric tons CO_2e (location based)	24 359	+30.88%	757 775 m²	100.0%	17.36%	N/A
Indirect GHG emission (total) Scope 2	GHG-Indir-Abs	Whole building	Metric tons CO_2e (location based)	16 027	+63.43 %	1 748 436 m²	100.0%	43.75%	N/A
Indirect GHG emission (total) Scope 3.1 water supply	GHG-Indir-Abs	Whole building	Metric tons CO_2e (location based)	378	+6.99 %	1 592 182 m²	N/A	N/A	N/A
Indirect GHG emission (total) Scope 3.3 energy supply	GHG-Indir-Abs	Whole building	Metric tons CO_2e (location based)	7 659	+27.10%	1 748 436 m²	100.0%	34.94%	N/A
Indirect GHG emission (total) Scope 3.5 waste water treatment	GHG-Indir-Abs	Whole building	Metric tons CO_2e (location based)	459	–28.90 %	1 512 182 m²	100.0%	N/A	N/A
Indirect GHG emission (total) Scope 3.5 waste treatment	GHG-Indir-Abs	Whole building	Metric tons CO_2e (location based)	511	–17.69%	1 748 436 m²	100.0%	100.00%	N/A
Indirect GHG emission (total) Scope 3.13	GHG-Indir-Abs	Whole building	Metric tons CO_2e (location based)	–	–	0 m²	N/A	N/A	N/A

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				WHOLE PORTFOLIO 2024					
Indicator	**EPRA-Code**	**Boundaries**	**Unit of measure**	2024	Change compared to 2023 (%)	Lettable area of applicable properties (m²)	Coverage of lettable area	% Estimation	Renewable Sources
Direct GHG emission (total) Scope 1	GHG-Dir-Abs	Whole building	Metric tons CO_2e (market based)	24 359	+30.88%	757 775 m²	100.0%	17.36%	N/A
Indirect GHG emission (total) Scope 2	GHG-Indir-Abs			14 875	+139.49%	1 748 436 m²	100.0%	46.21%	N/A
Indirect GHG emission (total) Scope 3.1 water supply	GHG-Indir-Abs			378	+6.99%	1 512 182 m²	100.0%	N/A	N/A
Indirect GHG emission (total) Scope 3.3 energy supply	GHG-Indir-Abs			7 659	+27.10%	1 748 436 m²	100.0%	34.94%	N/A
Indirect GHG emission (total) Scope 3.5 waste water treatment	GHG-Indir-Abs			459	–28.90%	1 512 182 m²	100.0%	N/A	N/A
Indirect GHG emission (total) Scope 3.5 waste treatment	GHG-Indir-Abs	Whole building	Metric tons CO_2e (market based)	511	–17.69%	1 748 436 m²	100.0%	100.00%	N/A
Indirect GHG emission (total) Scope 3.13	GHG-Indir-Abs			–	–	0 m²	N/A	N/A	N/A
GHG intensity Scope 1&2	GHG-Int	Whole building	$kgCO_2e/m^2$ (location based)	23.1	+2.01%	1 748 436 m²	100.0%	27.83%	N/A
GHG intensity Scope 1&2	GHG-Int	Whole building	$kgCO_2e/m^2$ (market based)	22.4	+16.86%	1 748 436 m²	100.0%	28.30%	N/A
GHG intensity Scope 1&2 and 3.13	GHG-Int	Whole building	$kgCO_2e/m^2$ (location based)	–	–	0 m²	N/A	N/A	N/A
GHG intensity Scope 1&2 and 3.13	GHG-Int	Whole building	$kgCO_2e/m^2$ (market based)	–	–	0 m²	N/A	N/A	N/A
Total water consumption	Water-Abs	Whole building, municipal supply	m³	2 478 156	+6.90%	1 518 893 m²	100.0%	0.38%	N/A
Building water consumption intensity	Water-Int	Whole building	m³/m²	1.596	+9.65%	1 518 893 m²	100.0%	0.38%	N/A
Total waste		Whole building	Tonnes	24 530	–8.19%	1 748 436 m²	100.0%	100.00%	N/A
Waste intensity		Whole building	kg/m²	14.030	–26.92%	1 748 436 m²	100.0%	100.00%	N/A
Weight of waste by disposal route (total)	Waste-Abs	Landfill with or without energy recovery	Metric tons	16.30	+114.47%	1 748 436 m²	100.0%	100.00%	N/A
		Incineration with or without energy recovery		17 768	–6.92%	1 748 436 m²	100.0%	100.00%	N/A
		Reuse		–	–	0 m²	N/A	N/A	N/A
		Recycling		6 745	–11.49%	1 748 436 m²	100.0%	100.00%	N/A
		Materials recovery facility		–	–	0 m²	N/A	N/A	N/A
		Compost		–	–	0 m²	N/A	N/A	N/A
		Other		–	–	0 m²	N/A	N/A	N/A

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				WHOLE PORTFOLIO 2024					
Indicator	EPRA-Code	Boundaries	Unit of measure	2024	Change compared to 2023 (%)	Lettable area of applicable properties (m²)	Coverage of lettable area	% Estimation	Renewable Sources
Weight of waste by disposal route (%)	Waste-Abs	Landfill with or without energy recovery	% disposal route	0%	+121.32%	1 748 436 m²	100.0%	100.00%	N/A
		Incineration with or without energy recovery		69%	−3.95%	1 748 436 m²	100.0%	100.00%	N/A
		Reuse		–	–	0 m²	N/A	N/A	N/A
		Recycling		26%	−8.66%	1 748 436 m²	100.0%	100.00%	N/A
		Materials recovery facility		–	–	0 m²	N/A	N/A	N/A
		Compost		–	–	0 m²	N/A	N/A	N/A
		Other		–	–	0 m²	N/A	N/A	N/A
Like-for-like total waste		Whole building	Tonnes	24 530	−4.55%	1 748 436 m²	100.0%	100.00%	N/A
Like-for-like waste by disposal route (total)	Waste-LfL	Landfill with or without energy recovery	Metric tons	16.31	+123.94%	1 748 436 m²	100.0%	100.00%	N/A
		Incineration with or without energy recovery		17 768	−2.87%	1 748 436 m²	100.0%	100.00%	N/A
		Reuse		–	–	0 m²	N/A	N/A	N/A
		Recycling		6 745.6	−8.85%	1 748 436 m²	100.0%	100.00%	N/A
		Materials recovery facility		–	–	0 m²	N/A	N/A	N/A
		Compost		–	–	0 m²	N/A	N/A	N/A
		Other		–	–	0 m²	N/A	N/A	N/A
Like-for-like waste by disposal route (%)	Waste-LfL	Landfill with or without energy recovery	% disposal route	0%	+122.29%	1 748 436 m²	100.0%	N/A	N/A
		Incineration with or without energy recovery		68%	−3.58%	1 748 436 m²	100.0%	72.43%	N/A
		Reuse		–	–	0 m²	N/A	N/A	N/A
		Recycling		26%	−9.52%	1 748 436 m²	100.0%	27.50%	N/A
		Materials recovery facility		–	–	0 m²	N/A	N/A	N/A
		Compost		–	–	0 m²	N/A	N/A	N/A
		Other		–	–	0 m²	N/A	N/A	N/A

Comments on Performance Measures Environment (EPRA sBPR)

CO_2 Emissions from Peach Property Group owned Properties

Direct location-based GHG emissions (Scope 1) from our portfolio measured according to EPRA sBPR standards (GHG-Dir-Abs) were 24 359 tons CO_2e (+30.9%). Gross location-based energy indirect GHG emissions (Scope 2) (GHGIndir-Abs) amounted to 16 027 tons CO_2e (+63.4%). The GHG intensity Scope 1 & 2 (location-based) (GHG-Int) was 23.1 $kgCO_2e/m^2$ (+2.0%) (2023: 22.6 $kgCO_2e/m^2$). The market-based GHG emissions are marginal lower with 22.4 $kgCO_2e/m^2$ (2023: 19.2 $kgCO_2e/m^2$). Scope 3 GHG emissions without Scope 3.13 data amounted to 9 007 tons of CO_2e (+17.8%) (2023: 7 645 tons of CO_2e). The increase in Scope 3 emissions from upstream energy processes correlates with higher electricity consumption and the corresponding upstream emission factors. The data presented for 2024 is based on 27 553 units with 1 748 436 m² lettable area (2023: 27 943 rental units with 1 772 047 m² lettable area).

Energy needs of Peach Property Group owned Properties

The energy intensity of rental units during the year was measured at 112.0 kWh/m² (2023: 147.0 kWh/m²). The electricity needs (Elec-Abs) of rental units included in the assessment were 5.7 million kWh in 2024, the reporting year. Here we consider only general electricity, and not the electricity used directly by our tenants. In a like-for-like comparison, electricity needs (Elec-LfL) increased by around 66%. With the conversion to green electricity, the electricity needs of the future will be fully satisfied by regenerative forms of energy generation. Energy needs satisfied by district heating (DH&C-Abs) amounted to 53.4 million kWh in the reporting year (2023: 42.6 million kWh). Energy needs satisfied through fuel (Fuels-Abs) were measured at 136.6 million kWh in 2023 (2023: 100.6 million kWh).

Water Consumption and Waste generation by Peach Property Group owned Properties

The water intensity (Water-Int) of the analyzed portfolio was measured at 1.6 m³/m² (2022: 1.5 m³/m²). The total water needs (Water-Abs) amounted to 2.5 million m³ (2023: 2.3 million m³).

The total waste of our portfolio was measured at 24 530 tons (2023: 26 719 t) in the reporting year with a waste intensity of 14 kg/m² (2023: 19 kg/m²).

Most of the water and waste data is based on actual consumption (direct measurements) from the invoices available to us. Missing consumption was determined by extrapolations (estimates). The standards used to determine the key figures are primarily the GHG Protocol and the EPRA sBRP Guidelines.

Data on Peach Property occupied Offices

We calculated the environmental data separately for all our 12 Peach Points where we occupy offices. Our Peach Points represent 63% of all our offices. Emission data were calculated for the office space used by our Peach Point according to the proportion of the own rental space.

In 2024, the electricity consumption for our Peach Points was 18 079 kWh. Total GHG emissions were 50.7 tCO_2e location-based and 45.4 tCO_2e marked-based. The water consumption was measured at 394 m³. Changes in data collection and allocation methodology may limit the comparability of 2024 figures with previous reporting periods.

Methodology for determining Key Figures

The GHG Protocol Corporate Standard Version 3.5.1 and the EPRA sBRP Guidelines (Fourth Version, April 2024) were used as the basis for the key figures determined in this report.

Report Boundaries

The operational control approach was defined as the organizational boundary according to the GHG protocol. Properties where Peach Property Group, as a member of a homeowner's association, owns residential units, are considered to be beyond the control of Peach Property Group, in accordance with the definition of reporting boundaries. All evaluated consumption data refer to services (energy and water supply, waste disposal) that were procured by Peach Property Group. Energy purchased directly by the tenants of Peach Property Group was not considered.

Renewable Sources

Renewable energy data for 2024 is primarily available for electricity consumption. As information on the renewable share of district heating and fuels was not available in the underlying data source, these categories are reported with a 0% renewable share. Consequently, insights on renewable energy are limited to electricity consumption for the reporting year.

Estimates

Where estimates were necessary to close data gaps, such estimates were carried out considering the requirements that must be observed in accordance with the framework used for this report. The share of consumption values determined by estimates was shown separately for each key figure.

Normalization

For information on normalization in intensity indicators, we report floor area, numbers of people, revenue, or number of hours/days worked (for health and safety Performance Measures) when required.

Emission Factors

Information on emission factors can be found in the table below.

Medium	2024	Source	Note	2023	Source
Electricity	0.311	CRREM Risk Assessment Tool v2.05	Germany (DE) 2024 value in emission-factors-v2.05.xlsx: 0.311581840961884	0.371	V2.05_CRREM-Risk-Assessment-Tool-Europe (Stand 05.03.2024)
Gas	0.183	CRREM Risk Assessment Tool v2.05	Fixed factor (0.18316)	0.183	V2.05_CRREM-Risk-Assessment-Tool-Europe (Stand 05.03.2024)
Oil	0.247	CRREM Risk Assessment Tool v2.05	Fixed factor (0.24677)	0.247	V2.05_CRREM-Risk-Assessment-Tool-Europe (Stand 05.03.2024)
District heating	0.325	CRREM Risk Assessment Tool v2.05	In CRREM v2.05 no single fixed value is stored; value calculated depending on realtion to UK electricity emf district heating is country-/system-specific	0.325	V2.05_CRREM-Risk-Assessment-Tool-Europe (Stand 05.03.2024)
Electricity (generation/production)	0.0459	UK Government GHG Conversion Factors for Company Reporting 2024 Full Set	Sheet WTT- UK electricity, line WTT- UK electricity (generation)	0.104	DEFRA – UK Government GHG Conversion Factors for Company Reporting 2021 Full Set
Electricity (transmission/distribution)	0.0181	UK Government GHG Conversion Factors for Company Reporting 2024 Full Set	Sheet Transmission and distribution, line T&D- UK electricity; unrounded file value 0.01811	0.005	DEFRA – UK Government GHG Conversion Factors for Company Reporting 2021 Full Set

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Reporting Period and Frequency

The Sustainability Performance Factsheet is published annually online and in English language. The publication date of this report is 31 July 2026. In accordance with the financial reporting, the reporting period of the Sustainability Performance Factsheet covers the period from 1 January 2025 to 31 December 2025. An exception are the environmental figures, which refer to the calendar year 2024, as the data for the calendar year 2025 was not yet available to an extent that would allow a comprehensive evaluation by the time of publication of the report. A management summary of the key sustainability topics and progresses is published in the Annual Report 2025.

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