

# **Sustainability Statement 2024**

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## **McArthurGlen Serravalle Designer Outlet is proud to unveil its Sustainability Statement.**

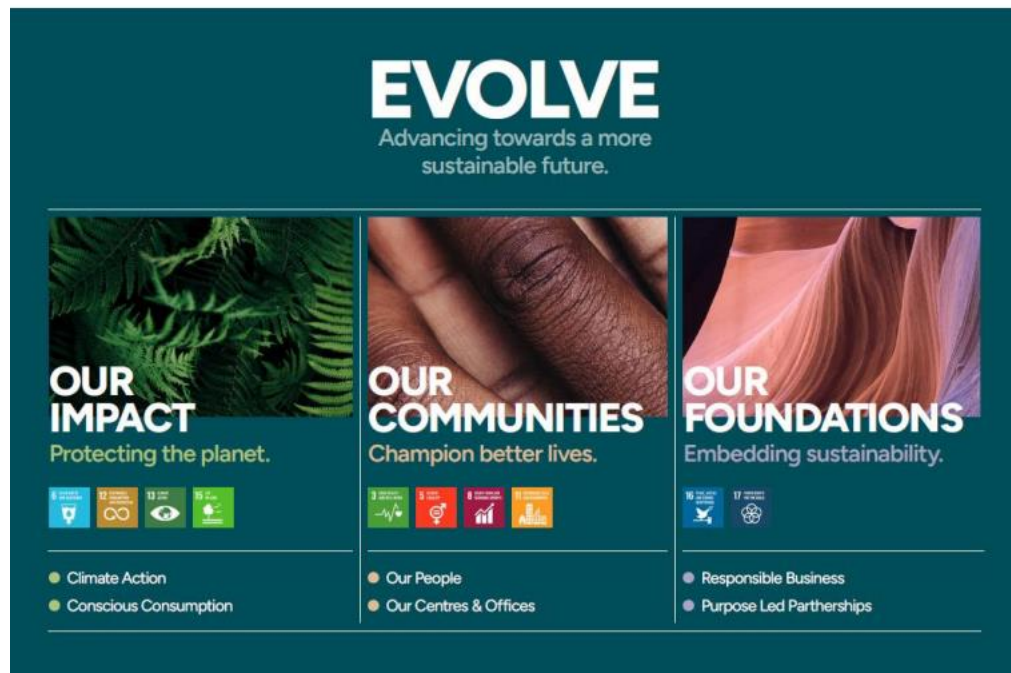
This document marks the beginning of our enhanced sustainability efforts, building on a journey that started long ago and gained momentum in 2022 with the goal of achieving BREEAM In Use v.6 \_ Commercial certification for both Part 1 and Part 2.

# EVOLVE: The Sustainability Strategy

**Evolve** is McArthurGlen's dedicated **sustainability program**, built around **six key focus areas** designed to **help us move towards becoming a more sustainable company**.

Our forward-thinking strategy is centered on **creating meaningful change** through a **three-pillar approach**:

- 1) Reducing our environmental footprint,
- 2) Enhancing our positive contributions to the communities where we operate,
- 3) Across all facets of our business.

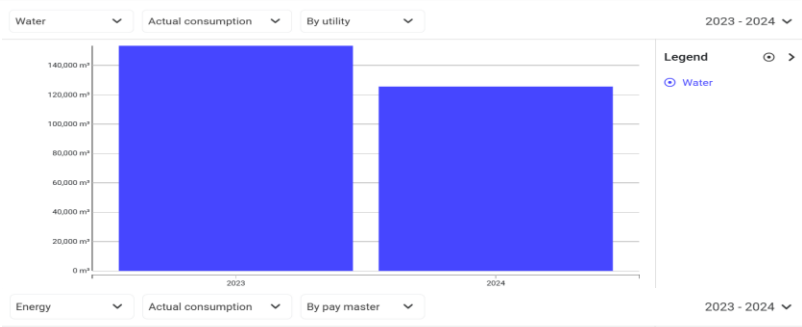


## BREEAM IN USE CERTIFICATION

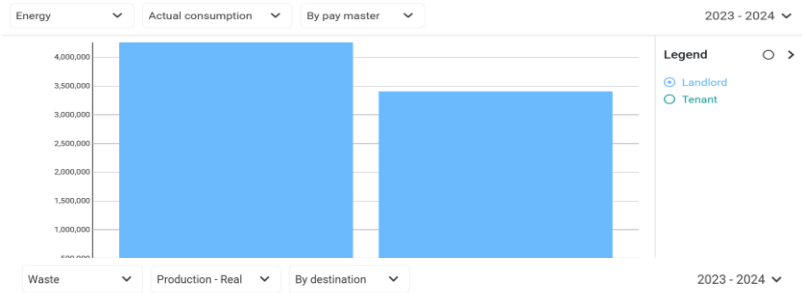
Aligned with the **EVOLVE** program and **BREEAM In Use v.6** certification, McArthurGlen Serravalle Designer Outlet **tracks, analyzes, compare and sets targets** for **energy, water, and waste** consumption through the **Deepki** platform.

2024 KEY  
CONSUMPTION DATA

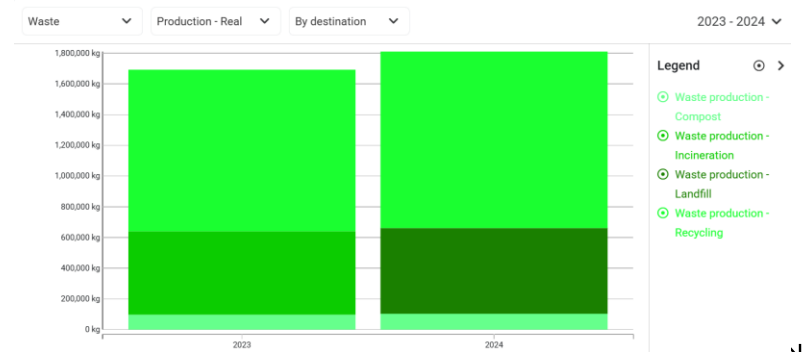
WATER



ENERGY



WASTE



## BREEAM IN USE CERTIFICATION: Waste Target

At McArthurGlen Serravalle, we put into practice **waste reduction, recycling** and **reuse initiatives**, to **ensure** the **proper management** of **hazardous materials**, and continuously evaluate circular practices as part of our daily operations.

### WASTE REDUCTION TARGET (2025):

Maintain the current waste separation rate, which is approximately **85%**.

Monitor operational efficiency using **intensity metrics**, which measure **waste generated per unit**, for example, **per m2 of GLA, per customer, or per € sales**



## BREEAM IN USE CERTIFICATION: Water Target

McArthurGlen Serravalle Designer Outlet has launched several initiatives within the centre to **minimise resource consumption** and **promote material recycling**.

These initiatives include the **installation** of “**Join The Pipe**” **water refill stations**. In alignment with McArthurGlen's overarching strategy, there is an intention to conduct comprehensive “**water stress assessments**”. These **assessments** will identify **crucial areas in need of focus, facilitating the improvement of water resource management**.

### WATER REDUCTION TARGET (2025):

Maintain the current rate of water usage, despite the expansion of irrigated areas.

Monitor operational efficiency using **intensity metrics**, which measure **water consumption per unit**, for example, **per m2 of GLA, per customer, or per € sales**



## BREEAM IN USE CERTIFICATION: Energy Target

McArthurGlen Serravalle Designer Outlet promotes the reducing of carbon emissions in support of 2040 Net Zero ambitions, implementing renewable energy opportunities and protecting the natural world.

Our principles:

- Target Net Zero by 2040
- Reduce energy demand
- Increase on-site renewables
- Increase biodiversity

**ENERGY REDUCTION TARGET (2025):**

**-5.5%**

**CO2 REDUCTION TARGET (2025):**

**-14.8%**

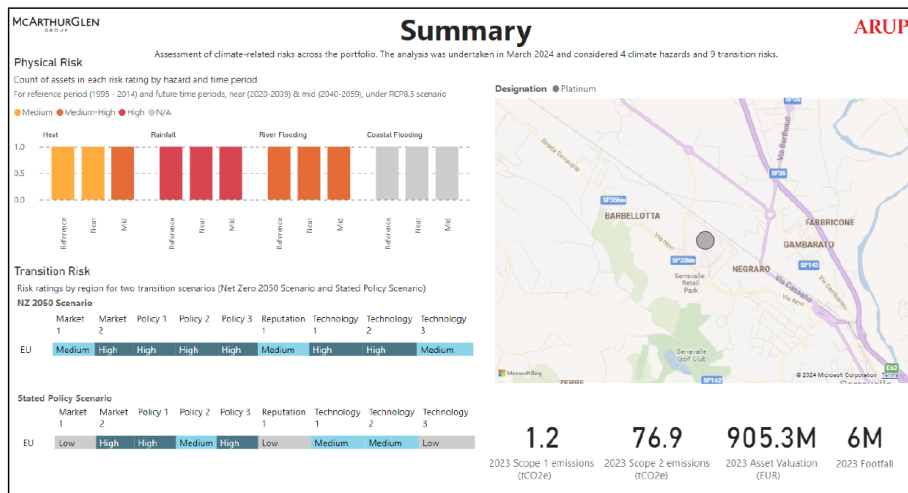




## BREEAM IN USE CERTIFICATION: Climate-related transition risks and opportunities

McArthur Glen Serravalle developed a **Climate-Related Transition Risks and Opportunities Report**.

The **asset's** key findings are **shared externally**.



BREEM IN USE CERTIFICATION:  
Social risks and opportunities

McArthur Glen Serravalle developed a Social Risks and Opportunities Study within its broader corporate management system according to ISO 9001, 14001, 45001, 50001 standards

The asset's key findings are shared externally.

Environmental Analysis

| N°: | Identificazione del RISCHIO ANALIZZATO         | GRADO attuale del rischio           |                                     |       |      | Risultati del monitoraggio                                                                                             |
|-----|------------------------------------------------|-------------------------------------|-------------------------------------|-------|------|------------------------------------------------------------------------------------------------------------------------|
|     |                                                | Molto Basso                         | Basso                               | Medio | Alto |                                                                                                                        |
| 15  | OBLIGHI CONFORMITA'                            |                                     | <input checked="" type="checkbox"/> |       |      | N° NC > 2<br>N° Sanzioni > 1<br>N° segnalazioni da PI per eventi negativi rilevanti > 1                                |
| 16  | REPUTAZIONALE                                  |                                     | <input checked="" type="checkbox"/> |       |      | N° NC GRAVI ambientali da parte dei fornitori > 1<br>N° NC MINORI ambientali da parte dei fornitori > 1                |
| 17  | BUSINESS CONTINUTY                             |                                     | <input checked="" type="checkbox"/> |       |      | N° di NC legate a obsolescenza > 1                                                                                     |
| 18  | MERCATO                                        |                                     | <input checked="" type="checkbox"/> |       |      | Volume affaridotto riconducibile a mancato allineamento a prodotti/servizi green<br>N° di NC legate a obsolescenza > 1 |
| 19  | INNOVAZIONE                                    |                                     | <input checked="" type="checkbox"/> |       |      |                                                                                                                        |
| 20  | CAMBIAIMENTI POLITICI E RAPPORTI ISTITUZIONALI |                                     | <input checked="" type="checkbox"/> |       |      |                                                                                                                        |
| 21  | EVENTI NATURALI E CAMBIAMENTO CLIMATICO        |                                     | <input checked="" type="checkbox"/> |       |      |                                                                                                                        |
| 22  | DANNI AMBIENTALI                               |                                     | <input checked="" type="checkbox"/> |       |      | N° danni ambientali > 1                                                                                                |
| 23  | RAPPORTI CON VICINI E ALTRE P.F.               | <input checked="" type="checkbox"/> |                                     |       |      | N° segnalazioni da PI > 1                                                                                              |
| 24  | EMERGENZE                                      |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da gestione emergenza > 2                                                                                        |

Healt & Safety Analysis

| N°: | Identificazione del RISCHIO ANALIZZATO         | GRADO attuale del rischio           |                                     |       |      | Risultati del monitoraggio                                          |
|-----|------------------------------------------------|-------------------------------------|-------------------------------------|-------|------|---------------------------------------------------------------------|
|     |                                                | Molto Basso                         | Basso                               | Medio | Alto |                                                                     |
| 25  | OBLIGHI CONFORMITA'                            |                                     | <input checked="" type="checkbox"/> |       |      | N° NC > 2<br>N° Sanzioni > 1                                        |
| 26  | REPUTAZIONALE                                  |                                     | <input checked="" type="checkbox"/> |       |      | N° segnalazioni da PI per eventi negativi rilevanti > 1             |
| 27  | INNOVAZIONE                                    |                                     | <input checked="" type="checkbox"/> |       |      | N° di NC legate a obsolescenza > 1                                  |
| 28  | CAMBIAIMENTI POLITICI E RAPPORTI ISTITUZIONALI |                                     | <input checked="" type="checkbox"/> |       |      |                                                                     |
| 29  | RAPPORTI CON VICINI E ALTRE P.F.               | <input checked="" type="checkbox"/> |                                     |       |      | N° segnalazioni da PI > 1                                           |
| 30  | EMERGENZE                                      |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da gestione emergenza > 2                                     |
| 31  | FORNITORI                                      |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da fornitori > 2                                              |
| 32  | FORMAZIONE E CONSAPEVOLEZZA                    |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da non adeguata competenza > 2                                |
| 33  | GOVERNANCE                                     |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da mancata applicazione FCD > 2<br>N° NC da audit interno > 3 |
| 34  | FINANZIARIO                                    |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da attività a sicurezza > 2                                   |
| 35  | RETAIL                                         |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da carenze manutenzione e verifica > 2                        |
| 36  | MANUTENZIONE/VERIFICA ATTREZZATURE/IMPIANTI    |                                     | <input checked="" type="checkbox"/> |       |      | N° NC da carenze gestione > 3                                       |
| 37  | COVID                                          | <input checked="" type="checkbox"/> |                                     |       |      |                                                                     |

Energy Analysis

| N°: | Identificazione del RISCHIO ANALIZZATO                | GRADO attuale del rischio |                                     |       |      | Risultati del monitoraggio                                                                                                              |
|-----|-------------------------------------------------------|---------------------------|-------------------------------------|-------|------|-----------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                       | Molto Basso               | Basso                               | Medio | Alto |                                                                                                                                         |
| 38  | OBLIGHI CONFORMITA'                                   |                           | <input checked="" type="checkbox"/> |       |      | N° sanzioni > 1                                                                                                                         |
| 39  | REPUTAZIONALE                                         |                           | <input checked="" type="checkbox"/> |       |      | N° segnalazioni da PI per eventi negativi rilevanti > 1                                                                                 |
| 40  | INNOVAZIONE                                           |                           | <input checked="" type="checkbox"/> |       |      | N° di NC legate a obsolescenza > 1                                                                                                      |
| 41  | FORNITORI                                             |                           | <input checked="" type="checkbox"/> |       |      | N° di anomalie del SGE derivante da forniture > 2                                                                                       |
| 42  | FORMAZIONE E CONSAPEVOLEZZA                           |                           | <input checked="" type="checkbox"/> |       |      | N° di NC del SGE attribuibili a livelli insoddisfacenti di formazione-consapevolezza > 2                                                |
| 43  | FINANZIARIO                                           |                           | <input checked="" type="checkbox"/> |       |      |                                                                                                                                         |
| 44  | RETAIL                                                |                           | <input checked="" type="checkbox"/> |       |      | N° di NC del SGE attribuibili a livelli insoddisfacenti di applicazione regole-procedure da retail > 2                                  |
| 45  | MANUTENZIONE/VERIFICA ATTREZZATURE/IMPIANTI-STRUTTURE |                           | <input checked="" type="checkbox"/> |       |      | N° di NC relative alle attività di manutenzione/verifica impianti, in grado di incidere negativamente sulle prestazioni energetiche > 2 |
| 46  | CAMBIAAMENTO CLIMATICO                                |                           | <input checked="" type="checkbox"/> |       |      |                                                                                                                                         |
| 47  | EMERGENZE                                             |                           | <input checked="" type="checkbox"/> |       |      | N° di emergenze > 1                                                                                                                     |
| 48  | INSERIMENTO INCITIV (progettazione)                   |                           | <input checked="" type="checkbox"/> |       |      | N° di nuove attività/servizi che vanno ad incidere negativamente sulle prestazioni energetiche oltre il livello preventivato > 1        |

## BREEAM IN USE CERTIFICATION: Sustainable Procurement Plan

McArthur Glen Serravalle implemented a **Sustainable Purchasing Policy**.

The **policy** is **applied** to **direct procurement** by the organization **managing the asset, covering maintenance, repair, replacement** and **refurbishment works**, as well as the **purchase of consumables** and **equipment**.

The **policy mandates** that all **timber** and **timber-based products** used during the management of the asset must be **legally harvested** and **traded**.



Serravalle Scrivia Designer Outlet

Center Manager

*Stefano Vaccaro*

MCARTHURGLEN  
DESIGNER OUTLETS

