

Health & Safety Policy Residents & Guests

1. Purpose

Movinn A/S is committed to providing a safe, secure, and healthy environment for all guests and residents staying in properties operated by Movinn.

This policy outlines the principles, safety standards, and responsibilities that guide Movinn's approach to protecting the wellbeing of residents and visitors. The policy ensures that apartments are operated in accordance with applicable building regulations, fire safety standards, and municipal requirements.

Movinn seeks to maintain safe living environments through proper maintenance, compliance with regulatory requirements, and responsible communication with residents.

2. Scope

This policy applies to:

- All serviced apartments operated by Movinn A/S
- Guests and residents staying in Movinn properties
- Common areas and facilities within properties managed by Movinn
- Employees and contractors performing maintenance or operational services in apartments

While Movinn ensures safe premises and operational standards, residents are also expected to use facilities responsibly and report any safety concerns.

3. Legal Compliance and Building Safety

Movinn ensures that all apartments operated under its management:

- Possess the required permits for residential use
- Comply with local building regulations
- Meet fire safety requirements
- Provide adequate escape routes and emergency exits
- Follow municipal safety standards applicable to residential properties

Before onboarding new properties into its portfolio, Movinn verifies compliance with these requirements.

4. Fire Safety and Emergency Preparedness

Fire safety is a critical component of Movinn's safety approach.

Movinn ensures that apartments include appropriate fire safety measures in accordance with applicable regulations.

These measures include:

- Operational smoke detectors where legally required
- Clearly accessible emergency exits and escape routes
- Compliance with building fire safety standards
- Maintenance of fire safety systems where applicable

Residents are encouraged to familiarize themselves with emergency exit routes and follow emergency procedures if a fire alarm or smoke detection occurs.

5. Maintenance and Property Safety

Movinn maintains apartments to ensure safe living conditions.

Maintenance procedures include:

- Regular inspection of technical installations
- Monitoring of heating systems and electrical installations
- Inspection and maintenance of plumbing systems
- Prompt response to reported technical issues

Residents are encouraged to report any maintenance concerns, such as electrical issues, water leaks, or damaged fixtures, to Movinn as soon as possible.

Movinn has a 24-hour hotline in place for guests to reach us at all times.

6. Safe Use of Facilities

Guests and residents are expected to use apartments responsibly and in accordance with normal residential safety practices.

Examples include:

- Using appliances according to manufacturer instructions
- Avoiding overloading electrical outlets
- Keeping emergency exits unobstructed
- Not tampering with safety equipment such as smoke detectors

Unsafe activities that may endanger residents or the property are not permitted.

7. Incident Response and Emergency Support

In case of emergency, residents should contact local emergency services immediately.

In Denmark and Sweden, the emergency number is: 112

Movinn has a 24-hour support hotline in place as well.

Residents should contact Movinn as soon as possible after the situation is stabilized so that appropriate assistance and follow-up actions can be taken.

Examples of situations requiring immediate emergency assistance include:

- Fire or smoke incidents
- Medical emergencies
- Gas leaks or electrical hazards
- Serious accidents or injuries

Movinn will assist where possible to ensure that incidents are addressed appropriately.

8. Health and Hygiene

Movinn maintains apartments to support healthy living conditions.

Cleaning procedures, laundry services, and maintenance activities are carried out using environmentally responsible cleaning products and safe operational procedures.

Movinn prioritizes eco-labelled cleaning products to minimize chemical exposure while maintaining hygiene standards.

9. Waste Management and Environmental Safety

Movinn encourages responsible waste handling by residents.

Recycling and waste sorting infrastructure is available at all properties where municipal systems support waste separation.

Residents are encouraged to:

- Sort waste according to local recycling guidelines
- Dispose of waste in designated dumpsters
- Avoid improper disposal of hazardous materials

Responsible waste handling contributes to a safe and environmentally responsible living environment.

10. Resident Communication and Awareness

Movinn provides residents with relevant information that supports safe and responsible living during their stay.

Information may include guidance related to:

- Waste sorting

- Energy and water conservation
- Responsible use of apartment facilities
- Reporting safety or maintenance issues

Residents are encouraged to contact Movinn with any concerns related to safety or property conditions.

11. Continuous Improvement

Movinn continuously reviews safety practices to ensure a high standard of resident safety.

This includes:

- Monitoring maintenance performance
- Reviewing incident reports
- Updating safety procedures when necessary
- Ensuring properties remain compliant with relevant regulations

Lessons learned from operational experience are integrated into ongoing safety improvements.

12. Policy Governance

This policy forms part of Movinn A/S' overall Health and Safety framework.

The policy is reviewed periodically to ensure continued alignment with legal requirements and operational best practices.

13. Review and Approval

This Resident & Guest Health and Safety Policy is reviewed annually and updated as necessary to reflect regulatory changes and operational developments.

Approved by,

Date: *1 February 2026*
Signature:



Patrick Blok
CEO Movinn A/S