

## Environmental Policy

### 1. Purpose and Commitment

Movinn A/S is committed to reducing the environmental impact of our serviced apartment operations and contributing to the transition toward a low-carbon and resource-efficient economy. As a company operating within the hospitality and accommodation sector, Movinn recognizes that our activities influence greenhouse gas emissions through energy use, transport, procurement, cleaning services, and the lifecycle of textiles and operational goods.

This Environmental Policy sets out Movinn's commitments, priorities, and measurable emission reduction targets. It applies across all operational areas, including corporate offices, warehouses, laundry operations, supplier relationships, and managed properties.

Movinn aims to continuously improve environmental performance through responsible operations, sustainable procurement, emissions monitoring, and engagement with residents, guests, and suppliers.

### 2. Climate Strategy and Reporting Approach

Movinn A/S follows the Greenhouse Gas Protocol framework and structures climate impact management across:

- Scope 1: Direct emissions from company-controlled sources
- Scope 2: Indirect emissions from purchased electricity, heating, and energy use in operated properties
- Scope 3: Indirect value chain emissions from suppliers, cleaning, linen, logistics, and operational services

Movinn acknowledges that meaningful emission reduction requires both operational improvements and collaboration with external stakeholders, particularly in areas influenced by guest and resident behavior.

### 3. Scope 1 Emission Reduction Targets (Operational Emissions)

Movinn's Scope 1 emissions primarily relate to business travel, vehicle use, operational transport, and direct service activities. Movinn has established the following reduction targets to be achieved by 2028, using 2025 as a baseline year.

#### Scope 1 Reduction Targets

Movinn commits to reducing emissions from key operational sources as follows:

Category	Target Reduction
Business travel emissions	30% reduction
Company car and vehicle emissions	20% reduction
Cleaning-related operational emissions	20% reduction
Linen and laundry emissions intensity	15% reduction

Category	Target Reduction
Shipping and logistics emissions	30% reduction

These targets reflect Movinn's focus on practical, measurable actions within our operational control.

#### Key Initiatives Supporting Scope 1 Targets

To achieve these reductions, Movinn will implement and maintain measures including:

- A "travel only when necessary" principle, prioritizing digital meetings
- Preference for trains and low-emission transport over air travel
- Increased use of electric vehicles (EVs) and fuel-efficient alternatives
- Supplier engagement to reduce emissions from cleaning and logistics services
- Optimization of laundry processes through high-efficiency equipment and improved load utilization

Movinn monitors progress annually through emissions intensity calculations and operational KPIs.

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#### 4. Scope 2 Emissions and Renewable Electricity

Scope 2 emissions relate primarily to electricity consumption across Movinn-operated apartments, offices, warehouses, and service facilities.

Movinn has already taken a major step by implementing:

- 100% renewable electricity procurement through Ørsted Renewable Energy (see certificate)
- 100% renewable electricity procurement through E.ON in Sweden (see certificate)

This ensures that Movinn's purchased electricity consumption is supported by renewable sourcing and significantly reduces the carbon intensity of operations.

Movinn acknowledges, however, that Scope 2 emissions are influenced by the behavior of residents and guests, particularly regarding:

- Heating usage
- Hot water consumption
- Electricity demand

While Movinn cannot fully control individual resident behavior, we actively work to guide and support responsible consumption patterns.

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#### 5. Water and Heat Consumption Management

Movinn recognizes that water and heating consumption are critical environmental impact areas in serviced apartment operations. These impacts are partly outside direct operational control, as they depend on guest and resident habits.

Movinn addresses this challenge through:

#### Resident Engagement and Guidance

Movinn provides information and practical guidance to residents and guests on:

- Minimizing water consumption
- Using heating responsibly
- Reducing unnecessary electricity use
- Supporting sustainable daily practices

#### Efficient Appliance Procurement

When replacing appliances in apartments, Movinn prioritizes:

- Eco-save and energy-efficient models
- Water-saving fixtures and technologies
- Durable equipment with strong environmental performance

#### Maintenance and System Efficiency

Movinn regularly checks and services heating sources and technical installations to ensure:

- Efficient operation
- Reduced energy waste
- Optimal performance and reliability

Preventive maintenance is a key part of Movinn's environmental management.

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## 6. Sustainable Property Sourcing and Building Standards

Movinn's long-term emissions strategy is strongly linked to the environmental performance of the properties we operate.

When sourcing and onboarding future properties, Movinn prioritizes buildings that demonstrate high sustainability standards, including:

- Excellent energy labels (B or higher)
- Eco-certifications such as DGNB Bronze or higher
- Solar panels or renewable generation potential
- Energy-efficient heating and ventilation systems
- Circular solutions such as greywater recycling in bathrooms
- Strong waste sorting infrastructure

This ensures that Movinn's portfolio continues to improve in environmental quality over time and supports long-term decarbonization.

**7. Waste Management and Recycling**

Movinn A/S is committed to responsible waste management across all operational areas. We aim to minimize waste generation and maximize recycling and proper disposal.

In serviced apartments, household waste handling is primarily the responsibility of residents and guests. While Movinn does not have full direct control over individual behavior, we ensure that:

- Recycling dumpsters are available at all properties
- Waste sorting categories are clearly accessible (food, plastic, metal, cardboard, residual waste)
- Residents are actively encouraged and informed about proper sorting and recycling practices

Movinn also applies structured waste sorting procedures in office premises, warehouses, and operational facilities.

**8. Supplier Emissions Coverage and Future Development**

Movinn A/S acknowledges that, at present, we are not yet tracking greenhouse gas emissions across all suppliers and service providers in a fully comprehensive manner. While Movinn has established strong sustainability criteria in the sourcing and onboarding of future properties—such as prioritizing high energy labels, eco-certifications, and renewable energy solutions—supplier-specific emissions data is currently limited outside of the property selection process.

Movinn recognizes that suppliers play an important role in the overall environmental footprint of serviced apartment operations, particularly in areas such as cleaning services, laundry, maintenance, furnishings, and logistics. As part of our continuous improvement approach, Movinn is committed to strengthening supplier engagement and gradually expanding emissions monitoring and sustainability requirements across key supplier categories over time.

This includes prioritizing the most material suppliers by spend and operational impact and integrating environmental expectations into procurement practices.

We are in the process of getting every major external supplier covered by our Supplier code of conduct (S-COC). We will set the following annual targets of share of suppliers covered by the S-COC:

Time	Baseline	EO2027	EO2028	EO2029
S-COC share signed	70%	80%	90%	100%

**9. Continuous Improvement and Governance**

Movinn A/S views environmental sustainability as an ongoing process. We are committed to continuous improvement through:

- Annual review of emissions performance

- Monitoring of progress toward reduction targets
- Supplier engagement and responsible procurement practices
- Resident awareness initiatives
- Investment in efficient technologies and sustainable properties

This Environmental Policy is overseen by senior management and reviewed annually as part of Movinn's ESG governance framework.

Approved by,

Date:

Signature:

A handwritten signature in blue ink, appearing to read 'Patrick Blok', is written over a horizontal line.

Patrick Blok  
CEO Movinn A/S