

Lurdy Ház
Annual sustainability report 2025

02.03.2026



Message from the Managing Director

As a new managing director, I started out with a clear mission in 2024: turning Lurdy Ház (Office and Shopping Center) into a modern urban meeting point sustainable in the long term. Our central location carries responsibility, as thousands of visitors to shops, events and offices use our spaces every day, therefore, the time spent here should be comfortable, inclusive and inspiring. We have created a multifunctional space where everyday errands, work, and community experiences naturally come together.

At Lurdy Ház, which has been operating for more than 25 years, a comprehensive development program has been implemented in recent years. Our goal was to ensure that our operations, technical systems and services meet present-day expectations. The biggest challenge of last year was to implement significant investments during ongoing operations, maintaining a high level of service. Our investments resulted in renewed interiors, an expanded and modernized service portfolio, and we implemented energy efficiency and water management solutions.

In 2025, we obtained the Access4You certificate confirming that our spaces are accessible. BREEAM building certification and EcoVadis corporate sustainability certification are in progress to ensure that our operations and sustainability performance comply with credible international standards. We were awarded the Family-Friendly Space and the Dog-Friendly certifications, and we are also proud of our Superbrands Award – an acknowledgement of our brand commitment to quality.

Looking ahead, I see three key focus areas:

1. Monitoring our investments and modernization through systematic data collection. Building on structured data collection, we set clear and measurable targets that support more sustainable operational practices. Progress is monitored through annual reports.
2. Strengthening a people-centered and inclusive environment, supported by family-friendly solutions and the expansion of green spaces.
3. Reinforcing transparent and ethical operations. As a first step to support this goal, we will establish and implement a code of practice for whistleblowing, a Code of Ethics, and an Environmental Policy, and we also publish annual sustainability reports.

We have decided to prepare a voluntary sustainability report because open, regular disclosure creates discipline and builds trust. At the same time, it helps define and clarify our sustainability scope by identifying the areas in which we have direct responsibility and influence from a sustainability perspective.

We bear responsibility for the Lurdy community and its environment. I invite our tenants, visitors, and suppliers to join us on this journey we share. We will report on our progress every year and continuously improve our operations. Finally, I would like to thank our team for their work and dedication. Together, we make Lurdy Ház an even better and more sustainable place.

Budapest, March 2, 2026

Csaba József Szilágyi, managing director

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Introduction

Lurdy Ház Bevásárló- és Irodacentrum (Shopping and Office Center)

Lurdy-Ház Bevásárló- és Irodacentrum Kft. (hereinafter: Lurdy Ház) is one of the most significant multifunctional properties in Budapest. The complex has been operating since 1998 on a floor area of almost 95,000 sq m. Its immediate surroundings, District 9 has seen spectacular transformation in recent years. New office buildings and residential properties have emerged, rearranging the local real estate market and creating new investment and growth opportunities. Lurdy Ház responded through a deliberate repositioning. Today, it operates as a complex shopping, office and leisure center that meets both the business needs of tenants and the evolving habits of visitors.

The most important activities of the company include the leasing and facility management of the property, the leasing of office spaces and the provision of infrastructure for events. Lurdy Ház offers a wide range of retail shops, from those serving everyday shopping and service needs to leisure and catering facilities. Our office services consist of flexibly configured rental spaces and on-site supplementary services that support the daily operations of our tenants. Our complex regularly hosts programs and events with a variety of themes and activities, including exhibitions, puppet theater performances, lifestyle events, and professional conferences.

Our community and our values

For us, true value lies in the diverse community that fills our spaces with life every day. From office workers and families to young people and seniors we offer entertainment, leisure, and cultural programs for all generations. Our operations are based on a customer-oriented approach, which we support with various community and experience-based programs – such as professional meetings, initiatives aimed at enhancing employee wellbeing, or activities designed to enrich visitor experiences. Our goal is not only to provide services as a modern and livable neighborhood center, but also to offer a caring, continuously developing community space for all our partners and visitors.

Sustainability in the operations of Lurdy Ház – Our vision

Our vision for Lurdy Ház is to transform it into a natural, people-oriented meeting place in the district, where sustainability is an integral part of daily operations. Step-by-step, we reduce our energy and water consumption, make our facility accessible to everyone, and operate transparently in cooperation with our tenants and the wider community.

Materiality assessment

To clearly define the sustainability priorities of Lurdy Ház, with the involvement of our stakeholders, we conducted a materiality assessment at the end of 2025.

For an accurate picture, we complemented the assessment with an industry benchmarking analysis to identify which sustainability topics are addressed by our competitors. In addition, we followed the internationally recognized SASB standards, as they define industry-specific material issues, increase comparability, and align with investor and professional expectations.

Based on these three aspects, we identified the sustainability topics relevant for Lurdy Ház.

Materiality assessment methodology

As the first step in the materiality assessment, we identified the most important external and internal stakeholders for Lurdy Ház.

This was followed by a questionnaire-based survey using predefined sustainability-related questions. The survey measured how important each stakeholder group considered these areas for the operation of Lurdy Ház.

Based on the questionnaire results, we prepared a materiality matrix, which is presented in Figure 1.

The colour code used in the figure:

- **Environmental topics (E pillar)**
- **Social topics (S pillar)**
- **Governance topics (G pillar)**

When evaluating the questionnaire on materiality, a threshold of 4 was used, that is, sustainability topics with a score of 4 or higher were considered primary focus areas.

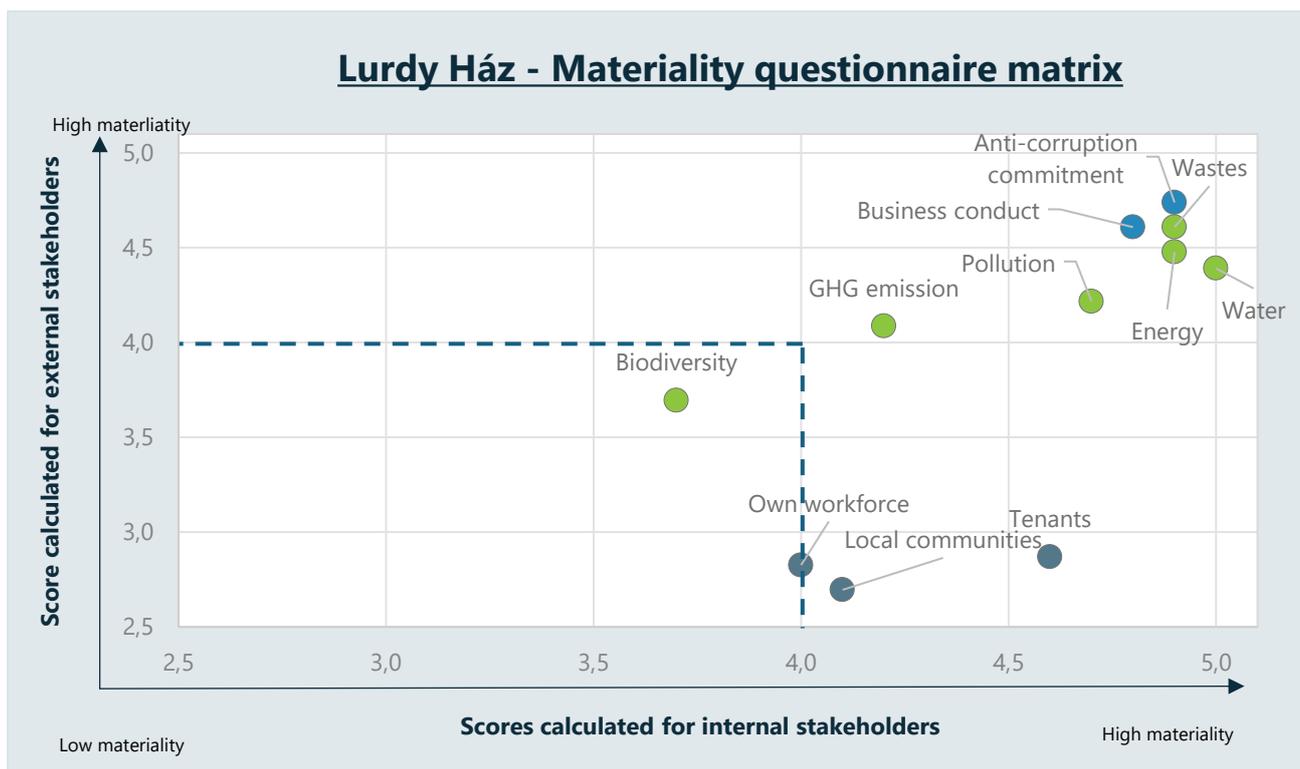


Figure 1: Lurdy Ház – Materiality matrix

Materiality assessment result

According to the SASB standard for real estate, the key sustainability topics in the real estate sector are energy management, water and wastewater management, addressing the sustainability impacts of tenants and adaptation to climate change (Source: [SASB - Real Estate](#)).

For Lurdy Ház, the final, relevant sustainability topics were identified across three pillars: industry benchmark, SASB standards and the results of the materiality questionnaire. These topics define our near-term focus areas, to which we dedicate enhanced attention and which guide the shaping of our operations. The identified focus areas are presented in Table 1.

ESG pillar	Material topics
Environmental pillar	Energy
	Water
	Waste
	Pollution
	GHG emissions and adaptation to climate change
Social pillar	Own workforce
	Tenants
Governance pillar	Commitment to anti-corruption
	Business conduct

Table 1: Sustainability topics relevant for Lurdy Ház

Sustainability results and data for 2025

Lurdy-Ház Kft. prepared its first sustainability report in 2025, which has been developed in accordance with the VSME (Voluntary sustainability reporting standard for SMEs). This standard is a voluntary sustainability reporting guideline specifically designed for micro, small, and medium-sized enterprises (SMEs) by EFRAG (European Financial Reporting Advisory Group). Its objective is to ensure that sustainability reporting is transparent and comparable for these enterprises as well. The VSME standard covers the same sustainability topics as the European Sustainability Reporting Standards (ESRS) for large companies; however, it presents the requirements in a proportionate manner tailored to the scale and operations of SMEs.

General information B1-24, B1-25

Lurdy Ház prepared its sustainability report according to the requirements of the basic module and no information has been omitted because of its sensitive or classified nature. The report was prepared specifically containing information solely about the company. Lurdy Ház operates as a limited liability company, conducts its business exclusively in Hungary, and its tangible assets are also located in Hungary.

Detailed information regarding Lurdy Ház is provided in Table 2.

Name	Address, registered office	Core activity TEÁOR (NACE) code	Net sales revenues [HUF]	Balance sheet total [HUF]	Number of employees
Lurdy-Ház Bevásárló- és Irodacentrum Kft.	1097 Budapest, Könyves Kálmán krt 12-14.	6820 – Lease-out, operation of own and rented real-estate properties	4 906 021 000	15 270 435 000	Table

Table 2: Lurdy-Ház Kft. Company data and financial indicators for 2025

In addition, Lurdy Ház Kft. also owns a site offering rental units and warehouse facilities serving industrial activities. Table 3 presents the data related to the geographical location of the site.

Name of the site	Registered address	Settlement	Country	Coordinates (geolocation)
Site – Albertfalva	1117 Budapest, Hunyadi János út 4.	Budapest	Hungary	47.446° N; 19.048° E

Table 3: Information on the site owned by Lurdy-Ház Kft.

Sustainability-related certifications and labels B1-25

In 2025, Lurdy Ház obtained Access4you Silver certification. Access4you is an independent, international certification system and data platform that assesses the accessibility of buildings and services based on a detailed on-site audit; the results are made available to users in a transparent manner.

- Issuer name: Access4you International Kft.
- Date is issue: 11 June 2025
- Classification level: Silver

In 2025, Lurdy Ház received the Superbrands recognition, which is awarded by an independent expert jury to brands with outstanding brand value and reputation; it also holds family-friendly and dog-friendly certifications.

In 2025, the company initiated the process of obtaining the BREEAM Very Good rating, which the building is expected to receive in early 2026. BREEAM is an internationally recognized green building certification evaluating energy efficiency, material use, and operation.

At the end of 2025, the company also began the process of obtaining the EcoVadis rating, a globally recognized assessment system providing information on the sustainability performance of companies.

Sustainability practices, policies and future initiatives B2-26, B2-27

The following chapter summarizes the key elements of the sustainability framework of Lurdy Ház: our current sustainability-related practices, policies, and goals, as well as our initiatives planned for the near future.

Our sustainability-related practices B2-26 a, B2-27

Energy and climate change:

In 2025, a comprehensive energy modernization project was implemented at Lurdy Ház aimed at reducing energy consumption and increasing the building's operational efficiency. A central element of the program is the solar park installed on the roof, equipped with reverse power protection, the system has an installed capacity of 2×350 kWp, and the total surface area of the solar panels is 5600 m². Its annual production is approximately 700,000 kWh of renewable electrical energy, which is expected to reduce the amount of energy purchased from the grid by 5–10%.

Another pillar of the developments was the completion of the new heat pump system and the engine room upgrades, which were implemented by the end of 2025. A draft feasibility study was prepared for the conversion and modernization of the cooling system of Lurdy Ház, based on which a water-to-water heat pump was installed without replacing the boiler. The system utilizes temperature differences resulting due to building's orientation: the excess heat accumulating on the south side is directed to areas requiring heating, while the cooler air from the north wing is used for cooling overheated zones. This solution results in significant energy savings, provides a more uniform indoor temperature, and is expected to reduce the amount of energy purchased from the grid by about 20%.

Increasing energy efficiency is also supported by a 100% automated lighting system with LEDs throughout the building, as well as heat-protection films on large glass surfaces, which reduce energy use and cooling demand. Modern building management system automation allows room-by-room temperature control, while the heating and cooling system of the common areas and the building as a whole is operated centrally in an optimized way.

The measures introduced in 2025 are expected to result in a substantial reduction in electricity energy consumption and the related emissions.

Water:

In 2025, renovations and operational measures aimed at more efficient water management were implemented. The process of obtaining the BREEAM certification was initiated this year; accordingly, the renovations and operational adjustments were aligned with BREEAM requirements. Water-saving sanitary fixtures were installed in the facility, aerators were fitted to the taps, and the flow rates of faucets were optimized so that water use matches actual demand. Operational practices also include the prevention of leaks and regular inspections. Together, these measures contribute to reducing the use of mains water while supporting efficient and reliable operation.

Pollution:

In 2022, the BOD₅ (5-day biochemical oxygen demand) value of wastewater discharged from Lurdy Ház to the public sewer exceeded the discharge limit in effect at that time. In order to identify the root causes, a pollution detection and reduction schedule was prepared, and it was found that the high organic matter load was primarily related to food preparation and processing operations (raw material preparation, cooking) and the connected washing and cleaning activities. The grease separator (grease trap) operating as part of the wastewater disposal system serves to reduce such load.

According to the pollution reduction schedule, the following measures have been introduced:

- The grease separator unit and the affected sections of the main pipeline are cleaned and emptied every two weeks, instead of the previous monthly schedule, to ensure the continuous effectiveness of the separation process.
- We conduct internal inspections and regular laboratory testing to monitor BOD₅ and related parameters.

Compliance is ensured by continuous monitoring. If thresholds are still exceeded, additional technical and operational measures will be implemented until wastewater parameters remain permanently below the thresholds.

Biodiversity:

Trees were planted in the surface parking lot in 2025. In addition, the outdoor rooftop courtyard on the upper level was landscaped with large potted plants. Beyond renewing green areas, these measures were also aimed at mitigating heat load, particularly in Lurdy Ház's large surface parking lot, where tree shade and transpiration reduce the heating up of asphalt and the surrounding surfaces, improve the microclimate, and enhance visitors' comfort.

Waste management

A unified selective waste management system is in place across the premises of Lurdy Ház, supporting the separate collection of waste at the point of generation and promoting the recovery of materials as secondary raw materials. Waste is collected exclusively at designated waste collection points, where paper and cardboard, plastics, and mixed waste are collected separately. Waste is further sorted in the designated waste yard, enabling the waste management service provider to transport waste separately in a condition suitable for recycling. For non-organic waste fractions, compaction units located in the loading and transport area provide pre-treatment, thus reducing transportation volumes and the associated environmental impact.

Own workforce:

Lurdy Ház pays attention to the wellbeing of its employees and their data protection. The organization has a privacy notice in place, which is available to all employees and sets out the principles and framework for the processing of personal data. To promote wellbeing at the workplace, the company provides its employees with sports sessions led by a professional trainer twice a week during working hours, a massage session and a cryosauna treatment once every six months, as well as an annual blood test.

The occupational safety training developed for Lurdy Ház in 2024 covers the general legal requirements, the personal and material conditions for safe working, employer and employee rights and obligations, the identification and prevention of occupational hazards, the handling of workplace accidents (first aid, reporting, documentation), as well as ergonomic rules for working with display screens. The training is mandatory during onboarding, in the event of a change of position or workplace, when new work equipment or technology is introduced, or when occupational safety requirements are modified. Fire safety and occupational safety trainings are mandatory for all employees during onboarding and must be repeated every year.

Affected communities, partners:

Lurdy Ház takes into account the different needs of visitors, office workers and tenant partners, particularly in the areas of accessibility, usability and community services.

In October 2025, the center obtained the Access4You Silver Certificate verifies that the building can be used safely and independently by people with mobility, visual, or hearing impairments, as well as by elderly visitors.

In recent years, particular emphasis has been placed on ensuring that the services of Lurdy Ház provide not only everyday shopping opportunities but also an environment suitable for leisure and recreation for its visitors. The development of recreational and community functions supports the use of Lurdy Ház as a community space. The healthy lifestyle program 'Lurdy Life' is built on an educational initiative through which the company organizes a series of lectures promoting healthy living for visitors (for more details, see chapter *Our sustainability initiatives for 2025*).

For office tenants and their employees, Lurdy Ház provides modern and functional office spaces. The design of these spaces focuses on comfort, accessibility, and the use of natural light, enhancing the satisfaction and wellbeing of employees working in the center. For office workers and tenant partners, the Lurdy VIP program offers dedicated information channels and special discounts, while the Lurdy Business Breakfast initiative provides an opportunity for networking among tenant company representatives.

Electric car charging stations have been installed in the underground car park of Lurdy Ház; closed bicycle storage is also available here for tenants – these can be accessed using a proxy card. Additionally, visitors can use bicycle storage at the main entrance to the underground car park.

Our sustainability-related policies B2-26 b, B2-27

The operations of Lurdy Ház are supported by internal policies based on legal compliance and transparent financial management. The company has adopted an Accounting Policy and a Cash Management Policy, which ensures the controlled and lawful operation of financial processes. These policies provide a framework for managing financial transactions, clarifying responsibilities, and mitigating financial risks, thereby contributing to responsible business conduct and transparency in the management of the organization.

In 2025, in order to standardize data protection processes, Lurdy Ház transformed its previous data management and data protection notice into a comprehensive data management and data protection policy, which applies to both employees and visitors.

The policy was created in accordance with the requirements of the GDPR (General Data Protection Regulation) and the applicable national Data Protection Act. It defines the scope, purpose, legal basis, and retention period of the data we process; the rights of data subjects and the available legal remedies; the data security measures; the data processor and the relevant data processing activities (including parking, complaint handling, loyalty program/newsletter). It also states that there is no automated decision-making and no data transfer to third countries.

In order to strengthen its sustainability framework, Lurdy Ház initiated the development of several sustainability-related policies and processes in 2025. Their implementation is expected in the first quarter of 2026, and these documents will be made publicly available.

Our sustainability-related future initiatives B2-26 c, B2-27

Since 2024, Lurdy Ház has continuously performed renovation works keeping sustainability in mind. The investments and developments planned for 2026 to reduce environmental impacts include:

- introduction of ticketless parking,
- modernization of cooling towers,
- replacement of fan-coil units,
- renovation of air handling systems,
- expansion of grease separators,

- installation of an oil trap in the car park,
- and the introduction of waste volume analysis.

In addition, to ensure responsible and transparent operations, and to strengthen corporate governance, the company plans to develop or update the following documents in early 2026:

- **Code of Ethics**, which sets out the principles of responsible conduct and compliance with corporate values for employees as well as the Whistleblowing Procedure, which records the reporting obligation and the protection of whistleblowers.
- **Environmental Policy**, which outlines the principles and measures of Lurdy Ház to reduce its negative environmental impacts (particularly those arising from energy consumption and related emissions), to enhance its positive environmental outcomes, and monitor its environmental performance.
- **Employee Handbook**, which summarizes processes previously applied within the company and documented in various formats. The document is part of a unified system with a comprehensive review and restructuring of the existing policy structure to support transparent operations while ensuring full compliance with applicable legislation. The handbook defines the most important rules of employment and the procedures related to daily work activities.
- **Occupational Safety Policy**, which sets out in a uniform framework the occupational safety requirements and policies already applied in the organization, ensuring their consistent and transparent application. The policy includes the procedures for hazard identification, risk assessment, preventive measures, and the regular review of working conditions, helping to maintain occupational safety and health standards.

In 2026, Lurdy Ház continues to implement wellbeing and health awareness programs for visitors, tenant partners and those working in the center.

- Blue Zone lecture series,
- Presentation to provide CPR training session,
- Business Breakfast,
- Blood donation at Lurdy Ház, in cooperation with the Hungarian Red Cross.

Our sustainability-related goals B2-26 d, B2-27

Beyond the development directions presented previously, Lurdy Ház plans to develop its ESG strategy in 2026. The strategy, built on the company's business objectives, will also include a focused action plan addressing short-, medium-, and long-term impacts, with particular emphasis on reducing negative environmental impacts and increasing positive environmental and social outcomes. Further steps will also be defined to introduce sustainable operational practices and to develop related policies and processes, taking into account the needs and expectations of the affected communities and partners (for our actions so far, see Chapter *Our sustainability-related future initiatives* B2-26 c).

A further business goal is to introduce 'Green Lease' contracts by early 2027, to encourage tenants to adopt sustainable operating practices, improve energy efficiency, and continuously enhance environmental performance, while also enabling the monitoring of shared sustainability goals. Its preparation is a task for 2026.

The impacts of the investments completed at the end of 2025 are currently being assessed, with a particular focus on energy and water use, waste management and waste treatment. Based on the results of the survey, specific, measurable goals for the next period will be determined, which will also be reflected in the ESG strategy.

Our sustainability initiatives for 2025

In 2025, we launched several initiatives to strengthen our social responsibility. We value initiatives that allow our company to have a direct impact on our community.

Supporting local cultural and social initiatives

We provided HUF 1,000,000 in financial support to Ferencvárosi Művelődési Központ és Intézményei (Cultural Center of Ferencváros and its Institutions) for the organization of the Bakáts Festival in District 9, Budapest, thus supporting community-building cultural programs free of charge.

In addition, HUF 1,500,000 was donated to Horizont Szociális Alapítvány (Horizon Social Foundation) to finance recreational programs for children in the district. Horizont Szociális Alapítvány is affiliated with the Ferencvárosi Szociális és Gyermekjóléti Intézmények Igazgatósága (FESZGYI; Directorate of Child Welfare Institutions of Ferencváros). These contributions provide direct support to people in need within the local community, while also creating safe and developmental leisure programs for children.

Blood donation at Lurdy Ház

In January 2025, a blood donation event was organized, providing visitors and employees with the opportunity to actively contribute to community responsibility and support the healthcare system. The aim of the event was to encourage a supportive attitude and strengthen social solidarity, while creating an easily accessible, locally provided opportunity for voluntary participation.

Resuscitation day

Health awareness is an important value for Lurdy Ház, so in October 2025 we joined the initiative by Gottsegen György Országos Kardiovaszkuláris Intézet (Gottsegen National Cardiovascular Center), where our visitors could participate in a CPR demonstration and training.

Lurdy Life – Secrets of the Blue Zones lecture series

Within the framework of Lurdy Life program, a four-part, free lecture series titled “Secrets of the Blue Zones” was organized in autumn 2025. The series focused on lifestyle and wellbeing, helping participants develop a more conscious approach to their physical and mental health. The ‘Blue Zones’ lecture series explored lifestyle habits that promote a long and healthy life, with particular emphasis on stress management, mental wellbeing, nutritional awareness, and the sustainable transformation of daily habits. The sessions demonstrated how small, conscious decisions can contribute to maintaining physical and mental balance, preventing burnout, and improving quality of life in the long term.

Awareness-raising content

The communication platforms of Lurdy Ház regularly publish educational and awareness-raising content for visitors, presenting various aspects of a healthy and conscious lifestyle. These articles cover topics such as balanced nutrition, adapting to extreme heat events, and maintaining everyday wellbeing.

Environmental metrics

Based on our materiality assessment, the topic of biodiversity is not considered relevant to the operation of our company, so we cannot disclose data on this topic. The operational areas of the center and our sites do not affect any specially protected area or nature conservation area.

Energy and greenhouse gas emissions B3-29, B3-30, B3-31

The building of Lurdy Ház has a total floor area of nearly 95,000 m², where most of the energy is consumed by lighting and the heating and cooling systems. The total annual energy consumption of the central building and the site is presented in Table 4. No estimates were used in reporting the data on energy consumption.

Designation	Energy consumption [MWh]
Natural gas	4026
Total electricity consumption	15,523
- of which on-site generated	462
- of which purchased electricity	15,061
Total:	19,549

Table 4: Energy consumption by Lurdy Ház in 2025

Lurdy Ház - Energy consumption (2025)

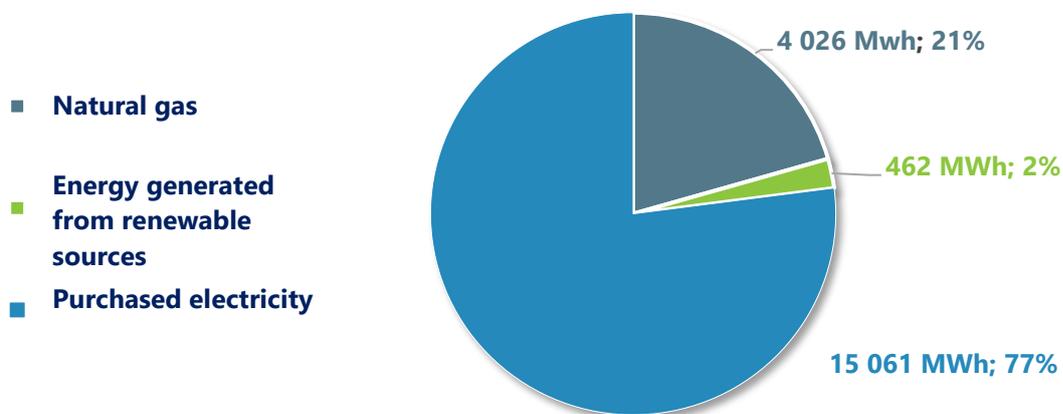


Figure 2: Energy consumption by Lurdy Ház in 2025

Scope 1 and Scope 2 greenhouse gas emissions of Lurdy Ház were calculated using the ESG calculator (Source: [SZTFH – ESG calculator](#)) developed by SZTFH (Supervisory Authority for Regulatory Affairs). The calculator applies emission factors for fuels and energy sources published by the Greenhouse Gas Protocol (GHG Protocol), and data from the IPCC Sixth Assessment Report (AR6 report) and for data not included therein, the global warming potential (GWP) values for greenhouse gases from the AR5 and AR4 reports, as well as greenhouse gas emission data for electricity generation in individual countries from the Joint Research Centre (JRC) of the European Commission.

Scope 1 emissions are from location-based combustion plants (boilers) and the use of company vehicles. Lurdy Ház operates a fleet of six company cars, including one hybrid, two petrol-powered, and three diesel-powered vehicles.

Scope 2 emissions are from the use of purchased electricity, which is partially reduced by the solar power plant installed on the roof.

- **Gross Scope 1 emissions:** 938 tCO₂eq
- **Gross location-based Scope 2 emission:** 3342 tCO₂eq

Greenhouse gas emission intensity:

$$\frac{\text{Gross greenhouse gass emissions [tCO}_2\text{eq]}}{\text{Sales revenus [HUF]}} = \frac{4280}{4,9 \text{ billion}} \approx 873 \frac{\text{tCO}_2\text{eq}}{\text{billion HUF}}$$

Lurdy Ház - Scope 1, 2 emissions (2025)

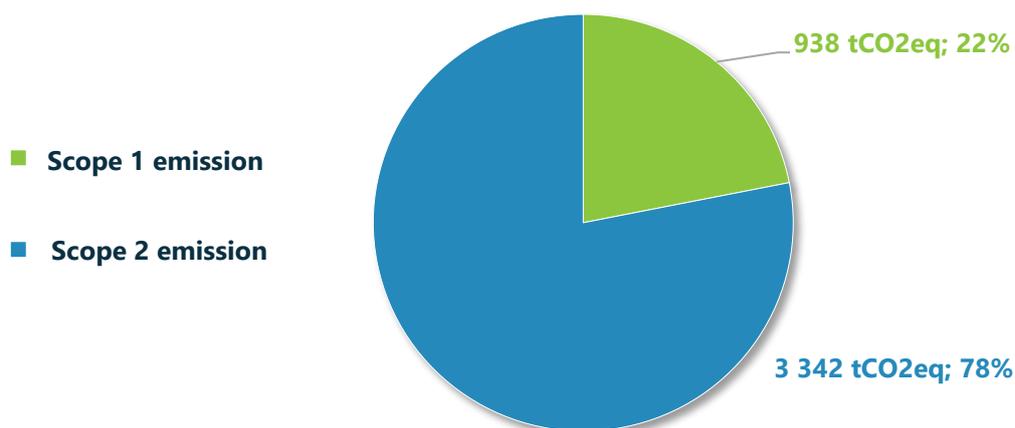


Figure 3: Lurdy Ház – Scope 1 and Scope 2 emissions in 2025

Pollution B4-32

Lurdy Ház operates a total of five emission sources across its central building and its site, for which standard emission measurements must be carried out every five years by an accredited measurement organization. In the central building, the most recent measurements were conducted in February 2025; the results are summarized in Table 5. The measurements showed that no limit value was exceeded in any case.

Pollutant type	Emission concentration [mg/m ³] Lurdy Ház			Limit value [mg/m ³]
	P1	P2	P3	
Carbon monoxide	22.2	19.2	21.6	100
Nitrogen oxide	53.5	68.8	83.4	350

Table 5: Air pollutants emitted and their measured concentrations in 2025

Regarding pollution, wastewater discharge into the public sewer system is also relevant for Lurdy Ház. In previous years, limit values were exceeded in some cases, and the company implemented corrective measures. As a result, no limit value was exceeded at any time during the quarterly wastewater sampling in 2025 (for the measures implemented, see Chapter: *Pollution*.)

Water use B6-35, B6-36

Water consumption by Lurdy Ház is entirely related to building operation. The annual water consumption of the company is **34,314 m³**, drawn entirely from the public water supply network and discharged into the sewer network in almost the same amount. It does not have its own water withdrawal point.

The reported consumption covers the central building and the site of Lurdy Ház. The amount of water consumption is determined by the measurement of utility meters and sub-meters.

The operations of Lurdy Ház do not affect areas with a high risk of water scarcity, and the company does not have its own surface or groundwater withdrawal facility; its water demand is fully supplied by the public utility water network.

Waste management B7-37, B7-38

At Lurdy Ház, the basic principle of waste management is separate collection and the preservation of material stream purity. The main types of waste generated during the operation of Lurdy Ház are as follows:

- **Mixed municipal waste**
- **Paper and cardboard packaging waste** (e.g. office waste, retail packaging, event materials)
- **Plastic waste** (e.g. packaging film and straps, auxiliary retail shop materials, single-use items at events and in the food court)
- **Bulky waste of the facility** (e.g. discarded furniture)

In addition to the types of waste listed above, further waste streams are also generated. These are collected and managed by tenants and contracted service providers in accordance with their respective responsibilities and in compliance with applicable regulations. Lurdy Ház has no separate records of the quantities generated.

- **Hazardous waste** (e.g. used cooking oil, sludge from grease trap, detergent packaging, fluorescent tubes/lamps, paint and solvent residues from maintenance)
- **Organic waste** (e.g. food waste from the food yard)
- **Green waste** (e.g. garden trimmings and leaves)

Table 6 shows the amount of waste generated during the reporting period broken down by waste type. The table indicates the quantity of each waste type that was diverted to recycling or reuse, as well as the amount directed to disposal.

Name of waste type	Quantity of waste diverted to recycling or reuse [kg]	Quantity of waste directed to disposal [kg]
Mixed municipal	-	140,400
Paper and cardboard	77,526	-
Plastics	2030	-
Plastic, metal, and paper waste collected through community-based programs	199,110	-
Bulky waste	-	19,800
Total waste generated [kg]	278,666	160,200

Table 6: Amount of waste generated in 2025

Our company has no production- or processing-related activities involving material flows.

Lurdy Ház - Generated amount of waste (2025)

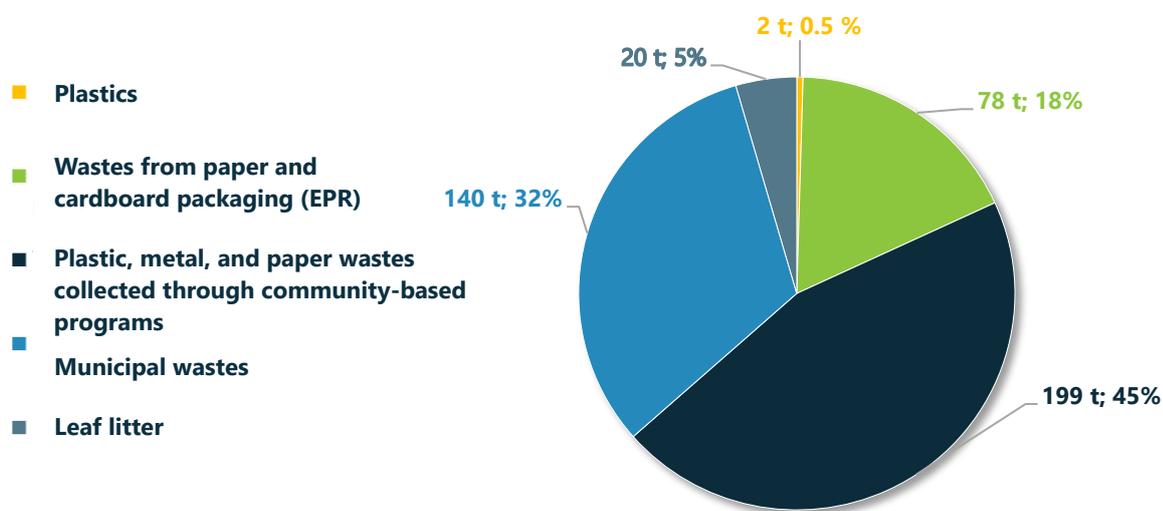


Figure 4: Amount of waste generated in the operation of Lurdy Ház by waste types, in 2025

Social metrics

General characteristics B8-39, B8-40

Lurdy Ház employed a total of 14 people in 2025. Table 7 shows the distribution of employees of Lurdy Ház by type of employment contracts, while Table 8 shows the distribution of employees by gender. All employees of the Group work in Hungary.

Type of employment contract	Number of employees (headcount)
Fixed-term contract	0
Indefinite term contract	14

Table 7: Distribution of Lurdy-Ház Kft. employees by type of employment contract in 2025

No	Number of employees (headcount)
Male	6
Female	8
Other	0
Not reported (not disclosed)	0

Table 8: Distribution of Lurdy-Ház Kft. employees by gender in 2025.

Additional information on own workforce:

- Number of sick leave days taken: 58 days
- Days of paid holiday: 481 days
- Sick pay: 113 days
- Childcare related to sick pay: 8 days
- Justified paid absence: 8 days
- Days of holidays not taken: 0 day
- Ordered: overtime hours 0 hour
If overtime is ordered, it could be compensated with time off in lieu.
- Employee turnover rate at Lurdy Ház was 66.7% in 2025. This rate represents the number of employees who left in relation to the average total workforce. In 2025, Lurdy Ház underwent a corporate restructuring aimed at optimizing operations. This organizational change explains the relatively high turnover rate.
- There were no reports of discrimination in 2025.

Health and safety B9-41

Lurdy Ház Kft. is committed to creating a safe and healthy working environment and preventing workplace accidents. The number of recordable work-related accidents in 2025 was zero, corresponding to an accident ratio of 0%. No serious work-related injuries, work-related illness, or fatalities occurred.

Remuneration, collective bargaining and training B10-42

Lurdy Ház Kft. ensures that all employees receive a wage higher than the relevant mandatory minimum wage. In Hungary, the mandatory minimum wage is determined by the relevant law. 0% of the employees of Lurdy Ház Kft. are subject to collective bargaining agreement.

Regulations on occupational health and safety are conveyed through training aimed at providing employees with the theoretical knowledge necessary for safe work not involving any health hazard, and to inform them of the relevant requirements. The average number of training hours for the employees of Lurdy Ház Kft. is as follows:

- men: 1 hour
- women: 1 hour

In addition, we comply with the mandatory annual further education requirements for certified accountants: two employees complete 16 hours of training annually. Senior managers participate in professional forums and conferences several times a year (e.g., in real estate management and property management) to continuously develop and enhance their professional competencies.

Governance indicators and metrics

Convictions and fines for corruption and bribery B11-43

In 2025, there were no convictions against Lurdy Ház for corruption and bribery.

Lurdy Ház Kft. started to develop its Code of Ethics at the end of 2025. The document sets out the principles of ethical business conduct, in particular the prevention and full prohibition of corruption, and the code of practice for whistleblowing. The company has zero tolerance for all forms of corruption and seeks to mitigate risks through preventive measures.

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