

Lurdy 2025 VSME Sustainability Report

Lurdy-Ház Bevásárló- és Irodacentrum Kft.

Prepared in accordance with the VSME (Voluntary Reporting Standard for SMEs)

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Executive Message

As the incoming Managing Director in 2024, I arrived with a clear mission: to make Lurdy Ház a modern, people-centred, and long-term sustainable urban meeting place. Our central location carries responsibility — thousands of visitors use our spaces every day for retail, events, and offices — and the time spent here must be comfortable, inclusive, and inspiring. We have created a multi-functional space where everyday errands, work, and community experiences naturally converge.

Over the past few years, a comprehensive development programme has been carried out at Lurdy Ház, which has been in operation for more than 25 years. Our goal was to bring our operations, technical systems, and services in line with current expectations. The greatest challenge of the past year was executing significant capital investments while maintaining continuous operations at a high standard of service. As a result of our investments, our interior spaces have been renewed, our service portfolio has been expanded and modernised, and energy efficiency and water management solutions have been implemented.

In 2025, we obtained the Access4you certification, which confirms that our premises are fully accessible. The BREEAM building certification and the EcoVadis corporate sustainability certification are currently in progress, with the aim of validating our operations and sustainability performance against credible international standards. We received the Family-Friendly Place and Pet-Friendly designations, and we are proud of our Superbrands award, which is a recognition of our brand commitment to quality.

Looking ahead, I consider three priorities to be defining:

1. Monitoring investments and modernisations through systematic data collection.

Building on structured data collection, we will establish specific, measurable targets oriented towards more sustainable operations. Progress will be tracked in annual reports.

2. Strengthening a people-centred and inclusive environment, with family-friendly solutions and expanding green areas.

3. Reinforcing transparent and ethical operations. As a first step, we will develop and introduce a whistleblowing procedure, a Code of Ethics, and an Environmental Policy, and will publish an annual sustainability report.

We have decided to prepare this voluntary sustainability report because open, regular reporting creates discipline and builds trust, and at the same time defines and clarifies our scope — identifying the areas where we have direct responsibility and influence from a sustainability perspective.

We bear responsibility for the Lurdy Ház community and its environment. I invite our tenants, visitors, and suppliers to join us on this shared journey. We will report on our progress annually and will continuously improve our operations. I would like to thank the team for their work and dedication — together we are making Lurdy Ház an even better and more sustainable place.

Budapest, 02 March 2026

Csaba József Szilágyi, Managing Director

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Introduction

Lurdy Ház Shopping and Office Centre

Lurdy-Ház Bevásárló- és Irodacentrum Kft. (hereinafter "Lurdy Ház") is one of Budapest's key multi-functional real estate properties. The complex has been in operation since 1998 and has a total floor area of approximately 95,000 m². Its immediate surroundings — the 9th district of Budapest — have undergone a remarkable transformation in recent years. New office buildings and residential properties have emerged, reshaping the local real estate market and creating new investment and growth opportunities. Lurdy Ház has responded to these changes through a deliberate repositioning strategy. It now operates as a complex shopping, office, and leisure centre that simultaneously meets the business needs of tenants and the evolving habits of visitors.

The company's core activities include property leasing and facility management, the letting of office space, and the provision of infrastructure for events. Lurdy Ház offers a wide range of retail options, from stores serving everyday shopping needs to service units and leisure and hospitality venues. Office services consist of flexibly configurable tenancies and locally available ancillary services that support tenants' day-to-day operations. The complex regularly hosts events and programmes on various themes, including exhibitions, puppet theatre performances, lifestyle events, and professional conferences.

Our Community and Values

For us, genuine value lies in the diverse community that brings our spaces to life day after day — from office workers and families to young people and senior visitors, we offer recreational, relaxation, and cultural programmes for every generation. Our operations are grounded in a client-centric approach, supported by a variety of community and experiential programmes, whether professional meetings, employee wellbeing initiatives, or enriching visitor experiences. Our goal is to serve not merely as a modern, liveable neighbourhood hub providing services, but to offer a caring, continuously evolving community space for all our partners and visitors.

Sustainability in Lurdy Ház Operations — Our Vision

Our vision is for Lurdy Ház to be the district's natural, people-friendly meeting place, where sustainability is an integral part of daily operations. Step by step, we are reducing our energy and water consumption, ensuring barrier-free access for everyone, and working transparently in collaboration with tenants and the community.

Materiality Assessment

In order to define the sustainability focus areas of Lurdy Ház precisely, we conducted a materiality assessment at the end of 2025 with the involvement of relevant stakeholders.

To ensure an accurate picture, the assessment was supplemented with an industry benchmark to identify which sustainability topics are present in the operations of our peers. We also took into account the internationally recognised SASB standards, as these define the genuinely material issues by industry, enhance comparability, and align with investor and professional expectations.

Drawing on these three perspectives, we identified the material sustainability topics for Lurdy Ház.

Methodology of the Materiality Assessment

The first step of the materiality assessment was to identify the most important external and internal stakeholders for Lurdy Ház.

This was followed by a questionnaire survey using pre-selected sustainability questions, in which we measured the degree to which each stakeholder group considers these areas important for the operations of Lurdy Ház.

Upon evaluating the questionnaires, a materiality matrix was prepared, as illustrated in Figure 1.

The colours used in the figure represent:

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

In evaluating the materiality questionnaire, a threshold value of 4 was applied — sustainability topics scoring 4 or above are classified as primary focus areas.

Figure 1: Materiality Matrix of Lurdy Ház — Topic Positioning

Topic	Pillar	External Score	Internal Score	Material?
Commitment to anti-corruption	G	≥ 4.5	≥ 4.5	Yes
Waste	E	≥ 4.5	≥ 4.5	Yes
Business conduct	G	≥ 4.0	≥ 4.0	Yes
Pollution	E	≥ 4.0	≥ 4.0	Yes
GHG emissions	E	≥ 4.0	≥ 4.0	Yes
Energy	E	≥ 4.0	≥ 4.0	Yes

Topic	Pillar	External Score	Internal Score	Material?
Water	E	≥ 4.0	≥ 3.5	Yes
Biodiversity	E	≥ 3.5	< 4.0	No (below threshold)
Own workforce	S	< 4.0	< 4.0	No (below threshold)
Tenants	S	< 4.0	< 4.0	No (below threshold)
Local communities	S	< 4.0	< 4.0	No (below threshold)

Note: Topics scoring ≥ 4 on both axes are classified as primary focus areas (material). The matrix uses a threshold of 4 on a 5-point scale.

Results of the Materiality Assessment

According to the SASB Real Estate standard, the material sustainability topics in the real estate sector are energy management, water and wastewater management, management of tenant sustainability impacts, and climate change adaptation (Source: SASB – Real Estate).

For Lurdy Ház, the final material sustainability topics were defined along three pillars: the industry benchmark, SASB standards, and the results of the materiality questionnaire. These determine the focus areas for the near future to which we will devote particular attention and around which we will shape our operations. The identified focus areas are presented in Table 1.

ESG Pillar	Material Topics
Environmental Pillar	Energy Water Waste Pollution GHG Emissions and Climate Change Adaptation
Social Pillar	Own Workforce Tenants
Governance Pillar	Commitment to Anti-Corruption Business Conduct

Table 1: Material Sustainability Topics for Lurdy Ház

2025 Sustainability Results and Data

Lurdy-Ház Kft. is preparing its first sustainability report in 2025, produced in accordance with the VSME (Voluntary Reporting Standard for SMEs). This standard is a voluntary sustainability reporting guideline developed specifically for micro, small, and medium-sized enterprises (SMEs) by EFRAG (European Financial Reporting Advisory Group). Its objective is to make sustainability reporting transparent and comparable for such enterprises. The VSME standard covers the same sustainability topics as the European Sustainability Reporting Standards (ESRS) applicable to large companies, but presents these requirements in a proportionate manner, adapted to the operations of SMEs.

General Information B1-24, B1-25

Lurdy Ház prepared its sustainability report in accordance with the requirements of the basic module, and no information was omitted on the grounds of sensitivity or confidentiality. The report was compiled at an individual level, meaning it contains information exclusively pertaining to the company. Lurdy Ház operates as a limited liability company, conducts its activities exclusively in Hungary, and its tangible assets are also located in Hungary.

Detailed information on Lurdy Ház is provided in Table 2.

Name	Address / Registered Office	Primary Activity (NACE Code)	Net Revenue [HUF]	Total Assets [HUF]	Employees
Lurdy-Ház Bevásárló- és Irodacentrum Kft.	1097 Budapest, Könyves Kálmán krt 12-14.	6820 — Letting and operation of own or leased real estate	4,906,021,000	15,270,435,000	14

Table 2: Corporate Data and Financial Indicators of Lurdy-Ház Kft. for 2025

In addition, Lurdy-Ház Kft. operates one additional site, which serves the letting of premises and storage facilities for industrial support activities. Table 3 contains the geographical location data for this site.

Site Name	Registered Address	Municipality	Country	Coordinates (Geolocation)
Albertfalva Site	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 the 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, and makes the results available to users in a transparent manner.

- Issuing body: Access4you International Kft.
- Date of issue: 11 June 2025
- Certification level: Silver

In 2025, Lurdy Ház received the Superbrands recognition, which is awarded by an independent expert jury to brands representing outstanding brand value and reputation. The company also holds the Family-Friendly Place and Pet-Friendly designations.

In 2025, the company initiated the process of obtaining BREEAM – Very Good certification, which the building is expected to receive in early 2026. BREEAM is an international green building certification that assesses energy efficiency, materials usage, and operational performance.

At the end of 2025, the process of obtaining EcoVadis certification was also commenced. EcoVadis is a globally recognised assessment system that provides information on companies' sustainability performance.

Sustainability Practices, Policies and Future Initiatives B2-26, B2-27

The following section summarises the key elements of Lurdy Ház's sustainability framework: our current sustainability-related practices, policies, objectives, and planned near-term initiatives.

Our Sustainability-Related Practices B2-26 a, B2-27

Energy and Climate Change

In 2025, a comprehensive energy modernisation programme was implemented at Lurdy Ház, with the goal of reducing energy consumption and improving the operational efficiency of the building. A central element of the programme was the installation of a rooftop solar power system equipped with reverse power protection: the system has an installed capacity of 2×350 kWp and a total panel area of 5,600 m². Its annual output is approximately 700,000 kWh of renewable electricity, which is expected to reduce the amount of energy purchased from the grid by 5–10%.

A further pillar of the improvements was the completion of the new heat pump system and mechanical room upgrades, which were finalised by the end of 2025. A feasibility study was prepared for the refurbishment and modernisation of Lurdy Ház's cooling system, based on which a water-to-water heat pump was installed without the need to replace the boilers. The system makes use of the temperature differentials arising from the building's orientation: excess heat accumulating on the south-facing side is directed towards areas requiring heating, while the cooler air from the north wing is used to cool overheated zones. This solution delivers significant energy savings, provides a more uniform thermal comfort, and is expected to reduce the amount of energy purchased from the grid by approximately 20%.

Energy efficiency improvements are further supported by a fully LED-based and automated lighting system covering the entire building, as well as solar control window films applied to the large glazed surfaces, which reduce cooling demand and lower specific consumption. The advanced building management automation system enables room-by-room temperature control, while the heating and cooling systems for common areas and the entire building are operated centrally in an optimised manner.

The measures introduced in 2025 are expected to collectively deliver a meaningful reduction in electricity consumption and associated emissions.

Water

In 2025, refurbishments and operational measures aimed at water-efficient operations were implemented in the field of water management. The process of obtaining BREEAM certification commenced during the year; accordingly, the refurbishments and configurations were aligned with BREEAM requirements. Water-saving sanitary fittings were installed throughout the facility, aerators were fitted to taps, and flow rates were set to optimised values, ensuring that water use is matched to actual demand. Leak prevention and regular inspections are integral to the operating practice. Taken together, the measures support the

reduction of mains water consumption and promote efficient, reliable operations.

Pollution

In 2022, the BOD5 value (biochemical oxygen demand, 5-day) of wastewater discharged by Lurdy Ház into the public sewer system exceeded the then-applicable discharge limit. A pollution investigation and reduction action plan was prepared to identify the root causes, which established that the elevated organic loading was primarily attributable to food preparation and processing activities (raw material preparation, cooking) and associated dishwashing and cleaning operations. The grease separator (grease trap) operating as part of the wastewater drainage system serves to reduce the loading.

In accordance with the pollution reduction action plan, the following measures were introduced:

- The grease separator unit and the relevant trunk sewer sections are now cleaned and emptied on a fortnightly basis, replacing the previous monthly schedule, in order to maintain consistent separation efficiency.
- Internal inspections and regular laboratory testing were introduced to monitor BOD5 and related parameters.

Compliance is continuously monitored. Should any further exceedance of limit values be observed, additional technical and operational measures will be implemented until the wastewater parameters remain consistently below the threshold values.

Biodiversity

In 2025, tree planting was carried out in our surface car park. In addition, the rooftop outdoor terrace on the upper level was renovated with the installation of container plants. The measures were aimed not only at renewing green areas but also at mitigating heat loading, which is particularly important in the case of Lurdy Ház's large surface car park: the shading and evapotranspiration provided by the trees reduces the heating of the asphalt and surrounding surfaces, improves the microclimate, and enhances visitor comfort.

Waste Management

A uniform selective waste management system is in operation across the Lurdy Ház premises, designed to promote source-segregated collection and facilitate the recovery of materials as secondary raw materials. Waste collection takes place exclusively at designated waste collection points, where paper and cardboard, plastics, and mixed waste are collected separately. Further sorting of waste takes place in the dedicated waste yard, enabling the service provider to transport the waste in a pre-sorted, recoverable condition. For non-organic waste fractions, balers installed in the collection area provide pre-treatment, reducing transport volumes and associated environmental impact.

Own Workforce

Lurdy Ház pays close attention to employee wellbeing and data protection. The organisation has a data protection notice available to all employees, which sets out the principles and framework for the processing of personal data. To promote workplace wellbeing, employees are provided with trainer-led fitness sessions twice a week during working hours, one

massage and one cryo-sauna treatment per semester, and an annual blood test.

The occupational safety training established at Lurdy Ház in 2024 covers general statutory requirements, the personal and material conditions for safe working, employer and employee rights and obligations, identification and prevention of workplace hazards, handling of occupational accidents (first aid, reporting, documentation), and ergonomic rules for screen-based work. Training is mandatory upon onboarding, upon change of role or workplace, upon the introduction of new equipment or technology, and upon changes to occupational safety requirements. Fire safety and occupational health and safety training is mandatory for all employees upon joining and must be repeated annually.

Affected Communities and Partners

In its operations, Lurdy Ház takes into account the differing needs of visitors, office workers, and tenant partners, with particular regard to accessibility, usability, and community functions.

In October 2025, the centre obtained the Access4you Silver Certification, which confirms that the building can be used independently and safely by persons with mobility, visual, or hearing impairments, as well as by older visitors.

In developing the centre's services over recent years, emphasis has been placed on providing an environment suited not only to everyday shopping but also to leisure activities for visitors. The development of recreational and community functions supports the use of the premises as a community space. The Lurdy Life healthy lifestyle programme is built on an educational initiative, through which the company organises a series of lectures on healthy lifestyle topics for visitors (for further details, see the 2025 Sustainability Initiatives section).

Lurdy Ház provides modern, functional office spaces for office tenants and their employees. The design of these spaces prioritises comfort, accessibility, and natural light usage, supporting the satisfaction of employees working in the centre. The Lurdy VIP programme provides dedicated information channels and discounts for office workers and tenant partners, while the Lurdy Business Breakfast creates opportunities for networking among representatives of tenant companies.

Electric vehicle charging stations have been installed in the underground car park of Lurdy Ház, and enclosed, proximity-card-operated bicycle storage facilities are also available in the underground car park for tenants. Visitors may use bicycle racks located in the underground car park and at the main entrance.

Our Sustainability-Related Policies B2-26 b, B2-27

The operations of Lurdy Ház are supported by internal regulations grounded in regulatory compliance and transparent financial management. The company has an Accounting Policy and a Cash Management Policy, which ensure the controllable and legally compliant operation of financial processes. These regulations provide a framework for the handling of financial transactions, the clarification of areas of responsibility, and the mitigation of financial risks, thereby contributing to responsible business conduct and the transparency of the organisation's governance.

In 2025, with a view to standardising data protection processes, Lurdy Ház transformed its previous data handling and data protection notice into a comprehensive data handling and data protection policy applicable to both employees and visitors. The policy was designed in compliance with GDPR requirements and the applicable Data Protection Act. It sets out the categories, purposes, legal bases, and retention periods of processed data; data subjects' rights and avenues of redress; data security measures; data processors; the relevant data processing activities (parking, complaints handling, loyalty programme/newsletter); and confirms that there is no automated decision-making and no transfer of data to third countries.

In order to strengthen its sustainability framework, Lurdy Ház commenced the development of several sustainability-related policies and processes in 2025, which are expected to be introduced in the first quarter of 2026 and will be made publicly available.

Our Future Sustainability-Related Initiatives B2-26 c, B2-27

Lurdy Ház has been continuously carrying out renovation works with a sustainability focus since 2024. The investments and developments planned for 2026 to mitigate environmental impacts include:

- Introduction of paperless parking;
- Modernisation of cooling towers;
- Replacement of fan-coil units;
- Renovation of air handling systems;
- Expansion of grease traps;
- Installation of an oil separator in the car park;
- Introduction of waste quantity analysis.

In addition, to promote responsible and transparent operations and to strengthen corporate governance, the following documents, among others, will be developed or updated in early 2026:

- **Code of Ethics**, which establishes the principles of responsible conduct and adherence to corporate values for employees, as well as the whistleblowing procedure, which sets out the obligation to report and protection for whistleblowers.
- **Environmental Policy**, which establishes Lurdy Ház's guidelines and measures for reducing its negative environmental impacts (in particular those arising from energy

consumption and associated emissions), increasing its positive environmental outcomes, and monitoring its environmental performance.

- **Employee Handbook**, which consolidates the processes already applied at the company in various forms. The document will be developed within a unified framework as part of which the existing policy structure will be reviewed and restructured to support transparent operations and to remain fully compliant with applicable legislation. The handbook will set out the key rules of employment and procedures relating to day-to-day work.

- **Occupational Health and Safety Policy**, which establishes within a unified framework the occupational health and safety requirements and guidelines already applied at the organisation, ensuring their consistent and transparent implementation. The policy will contain provisions on hazard identification, risk assessment, preventive measures, and the periodic review of working conditions, thereby promoting the maintenance of safe and healthy working environments.

During 2026, Lurdy Ház will continue to implement programmes supporting the wellbeing and health consciousness of guests, tenant partners, and those working in the centre:

- Blue Zones lecture series;
- Lecture on cardiopulmonary resuscitation (CPR);
- Business Breakfast;
- Blood donation event at Lurdy Ház in collaboration with the Hungarian Red Cross.

Our Sustainability-Related Objectives B2-26 d, B2-27

In addition to the development directions presented above, Lurdy Ház plans to develop its ESG strategy in 2026. The strategy, built on business objectives, will also include a focused action plan addressing short-, medium-, and long-term impacts, centred on reducing negative environmental impacts and increasing positive environmental and social impacts. It will identify further steps for the introduction of sustainable operating practices and the development of associated policies and processes, taking into account the needs of affected communities and partners (for measures taken to date, see the section on Our Future Sustainability-Related Initiatives B2-26 c).

A further business objective is to introduce Green Lease agreements by early 2027, which will incentivise tenants to adopt sustainable practices, improve energy efficiency, and continuously improve environmental performance, as well as enabling the monitoring of shared sustainability targets. Preparations for this are planned for 2026.

The impacts of the investments completed at the end of 2025 are currently being assessed, with particular focus on energy and water consumption, as well as waste management and treatment. Based on the results of this assessment, specific, measurable targets for the next period will be established, which will also be reflected in the ESG strategy.

2025 Sustainability Initiatives

In 2025, we launched a number of initiatives to strengthen our corporate social responsibility. We consider it important to pursue initiatives through which we can have a direct impact on our community.

Support for Local Cultural and Social Initiatives

We provided a grant of HUF 1,000,000 to the Ferencváros Community Cultural Centre and Institutions towards the organisation of the Bakáts Festival in Budapest's 9th district, thereby supporting freely accessible, community-building cultural programmes.

We provided a grant of HUF 1,500,000 to the Horizont Social Foundation for the funding of holiday programmes for children in the district. The Horizont Social Foundation is an organisation associated with the Ferencváros Social and Child Welfare Institutions Directorate (FESZGYI). The grants provide direct assistance to local people in need and safe, developmental leisure opportunities for children.

Blood Donation at Lurdy Ház

In January 2025, we organised a blood donation drive, offering visitors and employees the opportunity to actively contribute to community responsibility and to support the healthcare system. The event aimed to encourage acts of assistance and to strengthen social solidarity, while providing an easily accessible, on-site opportunity for voluntary participation.

CPR Day

Health awareness is an important value for Lurdy Ház, and in October 2025 we joined an initiative of the Gottsegen György National Cardiovascular Institute, as part of which our visitors were able to participate in a CPR demonstration and training session.

Lurdy Life — The Secrets of the Blue Zones Lecture Series

Within the framework of the Lurdy Life programme, in autumn 2025 we organised "The Secrets of the Blue Zones", a free four-part lecture series focused on lifestyle and wellbeing, which helped participants to develop a more conscious approach to physical and mental health. The "Blue Zones" lecture series addressed lifestyle habits that support long, healthy lives, with a particular emphasis on stress management, mental wellbeing, mindful nutrition, and the sustainable transformation of everyday habits. The lectures showed how small, conscious decisions can contribute to maintaining physical and mental balance, preventing burnout, and improving quality of life in the long term.

Educational Content

Educational content for our visitors is regularly published on Lurdy Ház's communication platforms, covering various aspects of healthy and conscious living. The articles address topics such as balanced nutrition, adapting to summer heat, and maintaining everyday wellbeing.

Environmental Metrics

Based on our materiality assessment, the topic of biodiversity is not considered material for our company's operations, and accordingly we do not report on data points relating to this topic. The operational area of the centre and our site does not affect specially protected areas or nature conservation zones.

Energy and Greenhouse Gas Emissions B3-29, B3-30, B3-31

Lurdy Ház is a building with a total floor area of approximately 95,000 m², and the predominant share of its energy consumption is attributable to lighting, heating, and cooling systems. The total annual energy consumption of the main building and the site is set out in Table 4. No estimates were applied in reporting energy consumption.

Description	Energy Consumption [MWh]
Natural gas	4,026
Total electricity	15,523
— of which renewable energy (self-generated)	462
— of which purchased electricity	15,061
Total	19,549

Table 4: Energy Consumption of Lurdy Ház in 2025

Figure 2: Energy Consumption of Lurdy Ház in 2025

Energy Source	Consumption [MWh]	Share
Natural gas	4,026	21%
Renewable electricity (self-generated)	462	2%
Purchased electricity	15,061	77%
Total	19,549	100%

The Scope 1 and Scope 2 greenhouse gas emissions of Lurdy Ház were calculated using the ESG calculator developed by the SZTFH (Supervisory Authority for Regulated Activities in Hungary). The calculator uses the emission factors for fuels published by the Greenhouse Gas Protocol (GHG Protocol), the global warming potential (GWP) values for greenhouse gases from the IPCC Sixth Assessment Report (AR6) — and from AR5 and AR4 for data not included in AR6 — and the greenhouse gas emission data for electricity generation by country from the Joint Research Centre (JRC) of the European Commission.

Scope 1 emissions arise from stationary combustion equipment (boilers) and company vehicle use. Lurdy Ház owns 6 company vehicles, of which one is a hybrid, two are

petrol-engine, and three are diesel-engine vehicles.

Scope 2 emissions relate to the consumption of purchased electricity, which is partially offset by the rooftop solar power system.

- Gross Scope 1 emissions: **938 tCO₂eq**
- Gross location-based Scope 2 emissions: **3,342 tCO₂eq**

Greenhouse Gas Emissions Intensity:
Gross GHG emissions [tCO₂eq] / Net Revenue [HUF] = 4,280 / 4.9 billion HUF ≈
873 tCO₂eq per billion HUF

Figure 3: Scope 1 and Scope 2 Emissions of Lurdy Ház in 2025

Emissions Category	Quantity [tCO ₂ eq]	Share
Scope 1 (stationary combustion + vehicles)	938	22%
Scope 2 (purchased electricity, location-based)	3,342	78%
Total gross GHG emissions	4,280	100%

Pollution B4-32

Lurdy Ház has a total of 5 point sources at its main building and its site, at which standardised emissions measurements must be performed by an accredited measurement organisation every 5 years. Measurements were carried out at the main building in February 2025; the results are summarised in Table 5. No limit value exceedances were recorded on any occasion.

Pollutant Type	Emission Concentration [mg/m ³] — P1	P2	P3	Limit Value [mg/m ³]
Carbon monoxide	22.2	19.2	21.6	100
Nitrogen oxides	53.5	68.8	83.4	350

Table 5: Air Pollutants and Their Measured Concentrations in 2025

In the area of pollution, the discharge of wastewater into the public sewer system is also a relevant topic for Lurdy Ház. Limit value exceedances occurred in previous years, and the company took measures in response. As a result, no limit value exceedances were recorded on any of the quarterly wastewater sampling occasions in 2025 (for measures taken in this regard, see the Pollution section under Sustainability-Related Practices).

Water Use B6-35, B6-36

Water consumption at Lurdy Ház is entirely related to building operations. The company's annual water consumption is 34,314 m³, sourced entirely from the public water supply network, and is returned to the sewer network in almost the same quantity. The company has no private water abstraction points.

The reported consumption covers the main building of Lurdy Ház and its site. Water consumption quantities were determined on the basis of utility meters and sub-meters.

The operations of Lurdy Ház do not affect areas of high water stress, and the company does not have its own surface water or groundwater abstraction facilities; its water requirements are met entirely by the public water supply.

Waste Management B7-37, B7-38

The fundamental principle of waste management at Lurdy Ház is source segregation and the preservation of the purity of material streams. The main types of waste generated in the operations of Lurdy Ház are as follows:

- Mixed municipal waste
- Paper and cardboard packaging waste (e.g. office administrative waste, shop packaging, event materials)
- Plastic waste (e.g. stretch film and banding, shop auxiliary materials, single-use items at events and in the food court)
- Bulky institutional waste (e.g. discarded furniture)

In addition to the waste types listed above, further waste types are generated that are collected and managed by tenants and contracted subcontractors under their own obligations, in accordance with applicable legislation. The quantities generated are not separately tracked by Lurdy Ház:

- Hazardous waste (e.g. used cooking oil, grease trap sludge, cleaning product containers, fluorescent tubes/lamps, paint and solvent residues from maintenance)
- Organic waste (e.g. food waste from the food court)
- Green waste (e.g. horticultural prunings and leaves)

Table 6 presents the quantities of waste generated during the reporting period by waste type. The table shows, for each waste type, the quantity directed to recycling or reuse, and the quantity directed to disposal.

Waste Type	Directed to Recycling / Reuse [kg]	Directed to Disposal [kg]
Mixed municipal waste	—	140,400
Paper and cardboard packaging waste	77,526	—
Plastic waste	2,030	—
Municipally co-collected plastic, metal, and paper waste	—	199,110
Bulky institutional waste	19,800	—
Total waste generated [kg]	99,356	339,510

Table 6: Waste Quantities Generated in 2025

Figure 4: Waste Generated by Lurdy Ház Operations by Waste Type in 2025

Waste Type	Quantity [tonnes]	Share
Plastic waste	~2	~0.5%

Waste Type	Quantity [tonnes]	Share
Bulky institutional waste	~20	~5%
Paper and cardboard packaging waste (EPR)	~78	~18%
Municipally co-collected plastic, metal, and paper waste	~199	~45%
Mixed municipal waste	~140	~32%

The company has no production or processing operations involving material flows.

Social Metrics

General Characteristics B8-39, B8-40

In 2025, Lurdy Ház employed a total of 14 persons. Table 7 shows the distribution of Lurdy Ház employees by contract type, while Table 8 shows the distribution by gender. All employees of the corporate group work in Hungary.

Contract Type	Number of Employees
Fixed-term contract	0
Permanent (open-ended) contract	14

Table 7: Distribution of Employees of Lurdy-Ház Kft. by Contract Type in 2025

Gender	Number of Employees
Male	6
Female	8
Other	0
Not reported (undisclosed)	0

Table 8: Distribution of Employees of Lurdy-Ház Kft. by Gender in 2025

Additional information on own workforce:

- Number of sick leave days taken: **58 days**
- Number of paid annual leave days taken: **481 days**
- Sick pay days: **113 days**
- Child care sick pay days: **8 days**
- Authorised paid absence: **8 days**
- Unused annual leave days: **0 days**
- Ordered overtime hours: **0 hours**
- In the event of any overtime ordered, compensation would be provided through time off in lieu.
- The employee turnover rate of Lurdy Ház was **66.7%** in 2025. This rate represents the number of departures relative to the average total headcount. In 2025, Lurdy Ház underwent a corporate restructuring aimed at optimising operations. This organisational change accounts for the relatively high turnover rate.
- No discrimination-related complaints were filed in 2025.

Health and Safety B9-41

Lurdy-Ház Kft. is committed to creating a safe working environment that does not endanger health and to preventing occupational accidents. The number of recordable occupational accidents in 2025 was **0**, representing an accident rate of **0%**, and no work-related serious injuries, illnesses, or fatalities occurred.

Remuneration, Collective Bargaining, and Training B10-42

Lurdy-Ház Kft. ensures that all employees receive remuneration above the applicable statutory minimum wage. In Hungary, the national minimum wage is determined by the relevant legislation.

0% of the employees of Lurdy-Ház Kft. are covered by a collective bargaining agreement.

Occupational health and safety regulations are addressed through training, the objective of which is to ensure that employees have the theoretical knowledge required for safe, health-preserving work and are familiar with the relevant regulations. The average training hours per employee at Lurdy-Ház Kft. are as follows:

- Male employees: **1 hour**
- Female employees: **1 hour**

In addition, the mandatory annual continuing professional development for licensed accountants is fulfilled, with two employees each completing 16 hours of training. Managerial staff attend professional forums and conferences on multiple occasions per year (covering real estate utilisation, facility management, etc.), thereby continuously developing and enhancing professional competencies.

Governance Metrics and Indicators

Convictions and Fines for Corruption and Bribery B11-43

In 2025, no convictions were handed down against Lurdy-Ház Kft. in respect of corruption or bribery.

Lurdy-Ház Kft. commenced the development of its Code of Ethics at the end of 2025. The document establishes the principles of ethical business conduct, with particular emphasis on the prevention and absolute prohibition of corruption, as well as the whistleblowing procedure. The company applies zero tolerance towards all forms of corruption and seeks to mitigate risks through preventive measures.

VSME Content Index

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Table 9: VSME Disclosure Index