WING

Green bond
Allocation and Impact report

20. 09. 2025.

Table of Content

Management statement

„We are committed to environmental sustainability, therefore we are keen on increasing our contribution to climate change mitigation and adaptation through our developments."

Noah Steinberg
Chairman of the Management Board

- WINGHOLDING (WING) Plc. successfully issued green bonds in a volume of HUF 24.5 billion in the end of Sept 2021.
- As a part of the Green Finance Framework WING has set up the Green Finance Committee (GFC) to oversee and control the allocation of green proceeds.
- The Green Finance Committee has approved 2 eligible green projects, with an allocation of around HUF 13.1 billion in the first year.
- In the second year WING allocated around HUF 11.4 billion for the same two approved projects, with this the entire green financial resource has been used.
- Green investments have been improving: the Liberty Project deliver BB energy rating for the first phase, and the East Gate PRO II. project has already got BB energy rating.

Sustainability at WING

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WING takes continuous steps towards sustainability

Green Finance

- In September 2021 WING Plc. issued green bonds in a volume of HUF 24.5 billion to finance green and sustainable projects
- An agreement has been concluded with Zöldterv Kft. in order to monitor the evolution of the energy targets, efficiency gains or consumption reductions determined in the Green Bond Framework and the achievement of the target KPIs
- WING set up a Green Finance Committee to oversee and control potential and ongoing projects considered as eligible green
- During the past 12 months the Green Finance Committee met four times to review the utilization of the green funding

ESG

- WING is still working on the transition to ESG-based operation
- Over the past year we have developed a sustainability group within the organisation.
- This year Wingholding published its first audited sustainability report in accordance with ESRS standards, which had to be prepared at a consolidated level (for Hungarian, German, and Polish activities at group level).
- We also prepare our ESG strategy, which will be reviewed and refined annually.

Green finance for energy efficient property developments

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Goals of Green Finance Framework to prioritize green investments

Supports the carbon transition through the issuance of green finance instruments

Enables financing opportunities for green projects through its green finance framework

Preparations for ESG reporting are underway to strengthen investor confidence

Green bond in a nutshell

Main features of the issued green bonds

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Auction date: 20th Sept 2021	Volume of issued capital HUF 24.5 billion	ISIN: HU0000360805
Scheduled maturity at 2031	Coupon rate fixed 3%, payment dues annually	100% of green proceeds for finance projects in part or full

Green Finance Framework

Use of Proceeds

Eligible category	Eligible projects	Contribution to the SDGs	Eligibility Project Portfolio

Green Buildings	Investments for new projects	7 AFFORDABLE AND CLEAN ENERGY	• Design and construction of buildings which meet recognized standards:
			  • BREEAM (Very good or above) or
			  • LEED (Gold or above) and
			  • Hungarian EPC rating of at least BB

Energy efficiency	Investments for refurbishment projects	7 AFFORDABLE AND CLEAN ENERGY	• Refurbishment of existing buildings • Design and installation of building management systems based on renewable energy sources
Clean transportation	Investments for the development of e-mobility	7 AFFORDABLE AND CLEAN ENERGY	• Design and construction of electric vehicle charging stations related to real estate development • E-carsharing availability and support for real estate projects
Biodiversity	Investments for new or refurbishment projects	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	• Natural landscape restoration through the establishment of green roofs, green facades and roof gardens

About the indicators

Eligible projects	Impact indicators and criteria
Investments for new projects	Number of buildings compared to the total real estate portfolio, which have meet at least one of the following standards: • BREEAM (Very good or above) • LEED (Gold or above) • Hungarian EPC rating of at least BB
Investments for retrofitting projects	On an annual basis • CO_2 emissions reduced/avoided in tCO_2 • Energy saving in kWh/m^2 • Water saving/reused in m^3/m^2 • Amount of waste minimized, reused, or recycled in tons
Investments for the development of e-mobility	On an annual basis • CO_2 emissions reduced/avoided in tCO_2 • Number of EV charging stations • Geographical coverage of the EV charging stations in km^2
Investments for new or retrofitting projects	On an annual basis • developed natural surface in m^2

Green Finance Committee has approved 2 projects in recent years

Liberty office and hotel development project – the extent of resources used up to the date of the report:

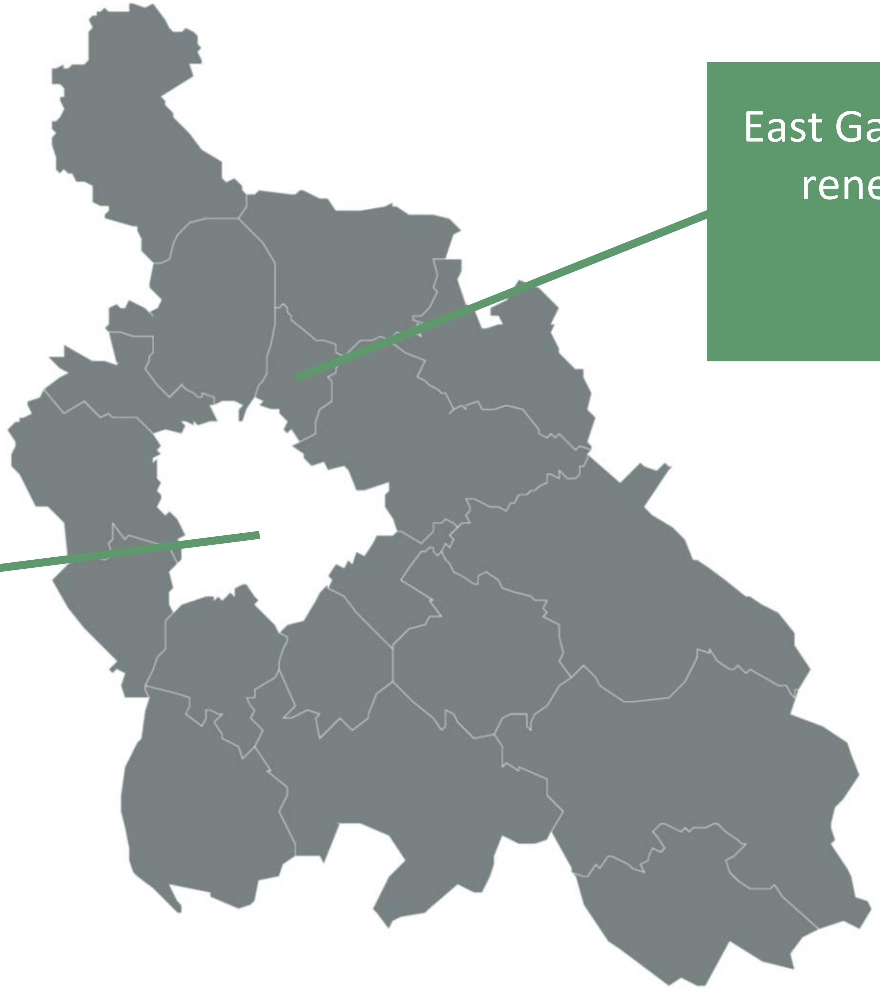
- 20th of Sept 2021 – 20th of Sept 2022: HUF 9.2 billion
- 21th of Sept 2022 – 20th of Sept 2023: HUF 9.8 billion

East Gate PRO logistic park development project – the extent of resources used up to the date of the report:

- 20th of Sept 2021 – 20th of Sept 2022: HUF 3.85 billion
- 21th of Sept 2022 – 20th of Sept 2023: HUF 1.6 billion

Overview of eligible green projects

Overview of eligible green projects in Budapest area



East Gate PRO – Energy efficiency, renewable energy and clean transportation
Vác

Liberty Office and Hotel development - Energy efficiency, renewable energy and clean transportation
IX. district

Liberty hotel and office - Overview

Project Name: Liberty Project

UN SDG Goal – 7,12

Current status -The first phase has been completed, and the second phase is currently being handed over to tenants.

- Phase I of the Liberty will include a 332-room Ibis-Tribe dual-branded hotel on floors 5-8 of the South wing, while the other parts of the building will function as office – **current EPC level BB for phase I. and AA+ for phase II.**
- Total planned project cost of the property development is HUF 48 billion, part of which was covered by WING’s green bonds.
- The environmentally conscious and high quality building will provide nearly 30.000 m^2 of office space and 10.000 m2 hotel area.
- Received the building BREEAM Excellent certification for the plan, and BREEAM Outsanding BIU certification for the Hotel part.

Well-being services:

- Electric car chargers
- Bicycle storage, changing rooms and showers
- Bicycle and scooter rental and locker
- Rooftop running track, sports fields, relaxation gardens
- Internal garden of 1,000 m2 with outdoor work stations

KPIs:

The first phase of the project has been delivered with a BB EPC rating.
The second phase reach AA+ EPC rating.

East Gate PRO II. - Overview

Project Name: East Gate PRO II.

UN SDG Goal – 7, 12

Current status - The first two hall buildings, with a total area of more than 20,000 square meters, operate with a utilization rate of 96.4%. The construction of the next hall has also been completed last year, while the fourth building was handed over in January 2025.

- East Gate PRO investment is logistic park development project in Vác, near East Gate Business Park – **EPC level BB**
- The total investment project budget amounted to HUF 27.5 billion, part of which was covered by WING's green bonds.
- The continuous development of the logistics industry has created a need for the expansion of logistics parks
- The East Gate PRO will offer a total of 60.000 m^2 of rental space in 6 halls.
- Buildings A1-A2 and B1-B2 will offer different sizes of rental space according to individual needs and will also provide the possibility for future expansion.
- BREEAM „Very Good"certifications were reached for A1 and B1 buildings.

Well-being services:

- 2 Electric car charging stations were constructed
- LED and natural lighting
- Bicycle storage, electric car chargers

KPIs:

Buildings A1, B1 B1 already achieved BB EPC rating, and Breeam Very Good certifiation.

Allocation report

Allocation of green proceeds

Key information	Amount in HUF
Green bond proceeds – September 2021	24 503 000 000
Net balance of green proceeds	24 503 000 000
Total amount of investments in the Eligible Project Portfolio	24 503 000 000
Number of new and existing investments – geo dist.	2
Liberty Hotel and Office – Budapest IX. district; multiple-use property development	19 062 698 325
East Gate Pro phase II. – Vác, Pest county; logistic center	5 440 301 675
The balance of unallocated proceeds	0

Allocation of the green proceeds by Eligible Project Categories

Key information	Amount in HUF
Total amount of investments in the Eligible Project Portfolio	24 503 000 000
Distribution between Eligible Project Categories	4 Categories
Green building	99,988%
Energy efficiency	0%
Clean transportation	0,001%
Biodiversity	0%

Impact report

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Green investment impacts

Eligible category	KPIs	Status
Green buildings	Number of buildings compared to the total real estate portfolio, which have meet at least one of the following standards: • BREEAM (Very good or above) • LEED (Gold or above) • Hungarian EPC rating of at least BB	• Liberty Phase I. achieved BB, Phase II.AA+ EPC, and got BREEAM Excellent certification for design, and Outstanding for the Hotel BIU • East Gate PRO II achieved BB, and got BREEAM Very Good certification
Energy efficiency	On an annual basis • CO2 emissions reduced/avoided in tCO2 • Energy saving in kWh/m2 • Water saving/reused in m3/m2 • Amount of waste minimized, reused, or recycled in tons	Funds have not yet been allocated to this project category.
Clean transportation	On an annual basis • CO2 emissions reduced/avoided in tCO2 • Number of EV charging stations • Geographical coverage of the EV charging stations in km2	2 EV charging station has been installed
Biodiversity	On an annual basis • developed natural surface in m2	Funds have not yet been allocated to this project category.

Disclaimer

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