2022 Sustainability Report

Building our **sustainable** future

PLANET
smart city

CEO's message

"It brings me immense pride to be able to introduce Planet Smart City's first annual Sustainability Report. This publication represents a significant milestone for us, given our commitment to constant self-betterment as a provider of affordable homes and pioneer of property technology solutions.

Not only do we consider it our duty to set an example amongst industry leaders for sustainable business development, but we also appreciate the importance of accountability and transparency for our stakeholders.

Institutionalising ESG into our business strategy is at the forefront of our agenda, and I am confident that we are well equipped to continue to evolve and elevate our sustainability performance. The nature of our work is innovative and dynamic, as we design and build smart and affordable residential infrastructure and digital solutions.

We set out to create positive social impacts for our communities and those of our partners; our success in doing so has generated capacity to focus on our sustainability strategy.

The ultimate challenge for our business today is to act upon the urgency of climate change mitigation and adaptation, while catering to the needs of our target customers. Thus, we will endeavour to strike a balance between affordability and maximal resource efficiency. To do so, we have embedded an internal ESG culture. In 2022, we took on the critical task of comprehensive ESG data gathering, feeding this report while simultaneously setting the baseline for data monitoring in the future.

This process was guided by the Global Reporting Initiative (GRI), and grounded in our materiality assessment, allowing us to identify and prioritise our material impacts.

Further, in 2023, we are accounting for our emissions in order to acknowledge our operational environmental impacts.

With these thorough and diligent practices in place, I trust that our competitive edge and long term resilience will remain uncompromised.

Finally, as we meet short term sustainability goals, we can focus on the big picture and establish long term goals that feed our transition towards sustainable development."

Giovanni Savio
Global CEO

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ESG Committee's messages

"ESG has evolved as a core strategic priority at Planet. With our stakeholders in mind, we work to conduct our business with integrity, proactivity, and foresight for dynamic ESG-related market demands.

As the Chair of the ESG Committee, I oversee the institutionalisation of ESG practices within, and across, our organisation as our teams collaborate on projects and knock down barriers to sustainability. Bridging the gap between people, technology, access to services, and quality infrastructure in the regions we work in, and hope to expand to, is part of our ethos. We also strongly believe in the long term value creation Planet Smart City holds for the affordable housing market and the future of smart residential real estate."

Audrey Klein
Non-executive Board Director and Chair of the ESG Committee

"There is no conversation about ESG at Planet without consideration of our communities. Cultivating positive social impact through engagement with our residents, partners, clients, and suppliers is a quintessential part of Planet's fabric.

This manifests through our indispensable work to nurture a sense of communal empowerment and to identify how residents could benefit from socioeconomic interventions geared towards a higher standard of living. Moving forward, we will continue to expand our mission as providers of affordable homes, intertwined with a support system, as well as innovative digital solutions.

We believe this will give families the kind of environment that facilitates prosperity. As a member of Planet's ESG Committee, I am pleased to oversee the direction that our efforts are taking."

Susanna Marchionni
CEO Brazil, Executive Board Director and Member of the ESG Committee

Act smart for our organisation, partners, and investors

Planet Smart City at a glance

Mission

We are an innovative affordable housing developer with an orientation towards proptech and positive impact generation.

We design, build, and consult on large-scale smart, affordable housing projects worldwide to tackle the global housing deficit and accelerate real estate innovation using a replicable, scalable model.

We underpin our innovation with Planet's rich environment of digital platforms, built to improve lifestyles and facilitate user experiences.

Our mission is simple: to create a smarter planet by fostering communities that respect local cultures and support inclusivity and sustainability. Our integrated approach combines planning and architecture, social innovation, and sustainable solutions to provide our residents with a better quality of life.

Vision

Disrupt the affordable housing market in emerging economies by nurturing empowered and connected communities, through innovation that enhances the lives of the households within our neighbourhoods.

Values

People-centric connection
We put people first. We work hard to understand our communities and cultures to connect and engage with them at a deeper level.

Dedication to innovation
We are a visionary Company, innovating new ideas to the world and the industry. Going against the grain is what we do.

Impactful growth
We trust financial success and large-scale change go hand in hand. We want to prosper and inspire others.

Commitment to care
We care about the long term well-being of our communities. We are laser-focused on offering them opportunities and empowerment.

Mindful leadership
We aim to contribute to the greater good and change the world. We are committed to leading this new sector by setting an example for others.

Authentic compassion
We believe in our work. Because of this, we support each other: others who share our drive and passion.
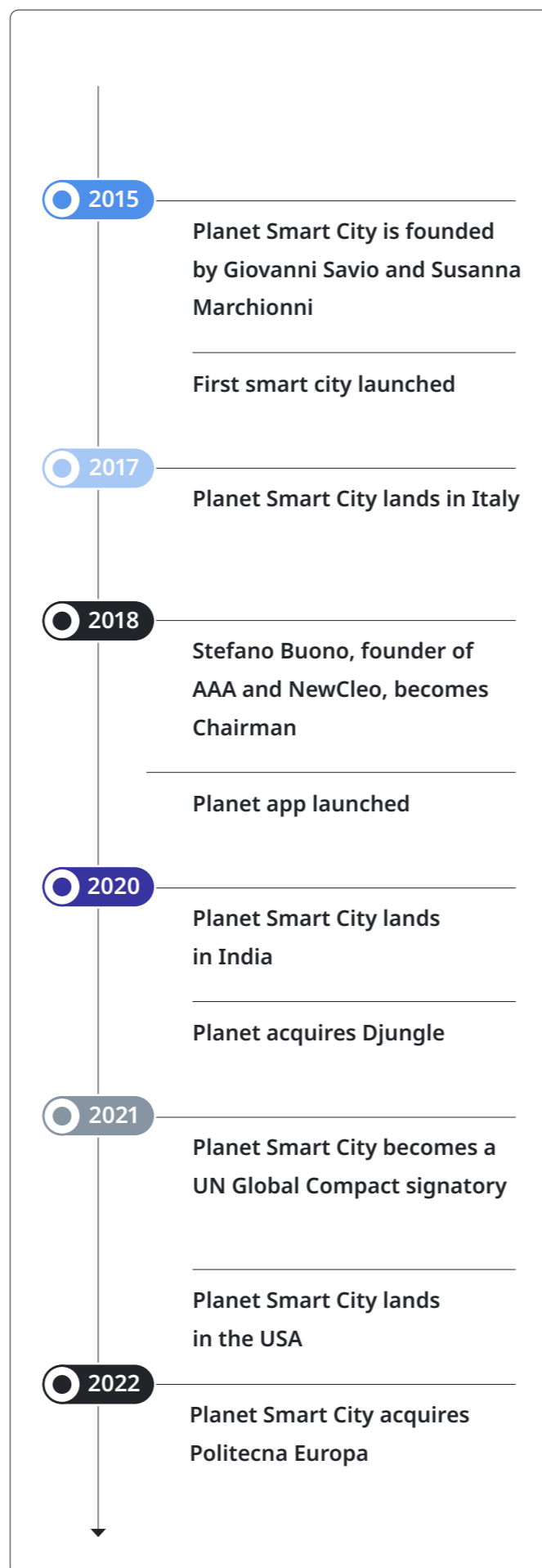
Timeline and history

By founding Planet Smart City, Giovanni Savio and Susanna Marchionni intended to set a new standard for affordable housing worldwide.

As a result of our unique and innovative approach, we have seen significant growth and increased investment since 2015, while also positively impacting local communities in the areas where we operate.

Initially, our model was primarily applied in Brazil, where multiple projects are currently active or under construction.

Since 2020, Planet has expanded to the United States and India, while also working as an advisor for renowned real estate developers on several innovative projects.

During 2021 and 2022, we continued expansion of our expertise in smart digital solutions. Soon, we plan on expanding our operations to new regions, cultivating long term value in other areas of the world.

2015

Planet Smart City is founded by Giovanni Savio and Susanna Marchionni

First smart city launched

2017

Planet Smart City lands in Italy

2018

Stefano Buono, founder of AAA and NewCleo, becomes Chairman

Planet app launched

2020

Planet Smart City lands in India

Planet acquires Djungle

2021

Planet Smart City becomes a UN Global Compact signatory

Planet Smart City lands in the USA

2022

Planet Smart City acquires Politecna Europa

Our approach

GRI 2-1: Organisational details

GRI 204-1: Proportion of spending on local suppliers

GRI 411-1: Incidents of violations involving rights of Indigenous peoples

Our Business Units

Building affordable housing projects means opening up access to people whose housing needs are not satisfied by the free market. Such solutions are considered affordable by the section of society whose income is below the median household income but is not struggling financially. Besides affordability, our model is also built on a parallel concept: the provision of smart solutions and digital tools that foster opportunities for socialisation and economic growth. The combination of these factors allows us to build contexts that can act as cradles to communities that cooperate to create value and wealth. Through our three Business Units – **Real Estate, Digital and Advisory** – we offer a range of comprehensive services to improve the lives of residential communities.

Real Estate unit

We design, develop and sell smart and affordable residential projects that improve the quality of life for residents in areas with significant housing shortages, operating directly or in partnership with local developers to target private, affordable home buyers.

Digital unit

We conceive, test and deliver new digital solutions to nurture resident-centric and innovation-driven communities. Our solutions cater to future-ready digital consumers, providing easy and convenient access to IoT, proptech, and digitalised services and tools.

Advisory unit

With a wealth of specialists in our Competence Centre, we advise real estate actors on sustainable activities, smart solution integration, planning, architecture and social innovation. Solutions are selected and applied according to each project and community's needs.
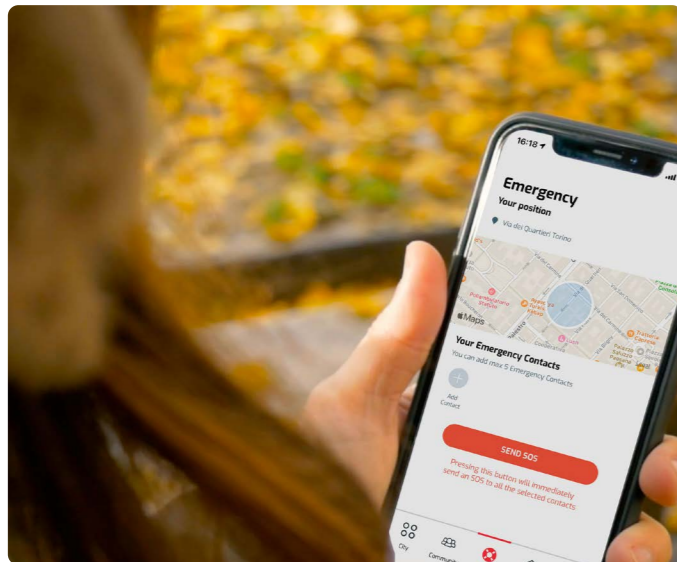
Smart Solutions

We incorporate cutting-edge technological and infrastructure solutions directly into our own projects or by working in partnership with third-party developers worldwide, as well as through our Advisory Business Unit. The research, development, and integration of these solutions are undertaken by our multidisciplinary Competence Centre.

Our smart solutions are integrated throughout the design and construction phases of our residential projects, to ultimately be benefited from during the final use phase when residents are living in their new homes. This integration occurs across four key areas: planning and architecture, technological systems, social innovation, and environment. Solutions are selected and applied according to each project and community's needs.

Development Procedure

Our projects begin with the identification of the optimal location to build affordable housing where communities can thrive. Since each country and region presents a unique set of obstacles and opportunities. We collaborate with architects, engineers, and local authorities to ensure that our plans align with the community needs and domestic regulations – this approach allowed us to have zero identified incidents of violation of Indigenous peoples' rights. During the project development phase, we prioritise safety and environmental protection. We use BIM (Building Information Modelling) design software for our projects to consider resource optimisation and service accessibility. Further, supply chain oversight is carried out by our subsidiaries to ensure efficient local support.
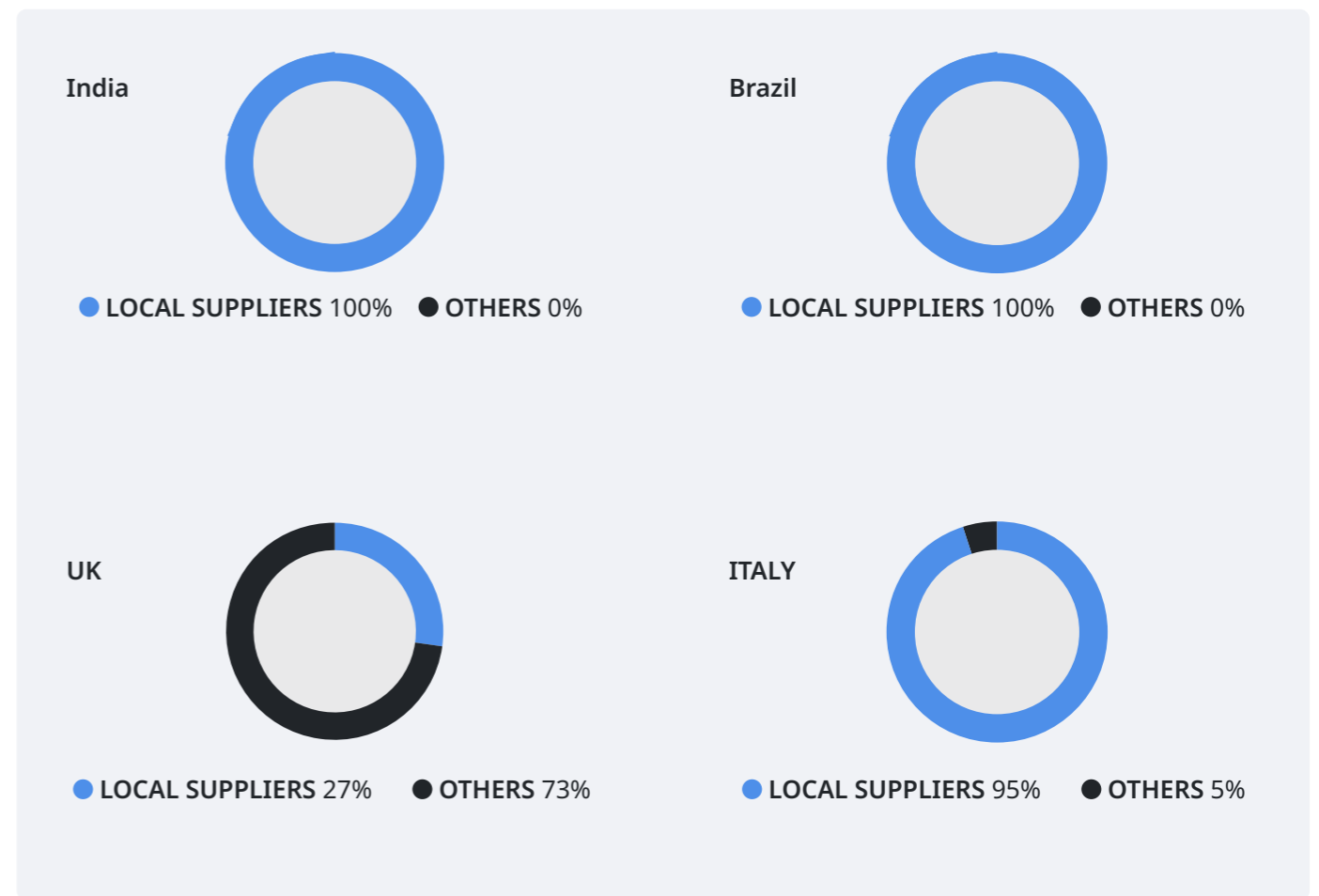
A Percentage of procurement budget spent on local suppliers represented by country

At Planet Smart City, we are committed to building high-quality infrastructure and selecting our contractors with great care. Depending on the project's specific needs, we either manage the construction phase ourselves or work with contractors on-site. In both cases, people working on-site are 100% locally employed through domestic contractors and subcontractors only. Additionally, to support the local economies in the areas in which we operate, we prioritise sourcing local construction materials, only importing specialised machinery when necessary. By supporting local suppliers, we aim to help create the growth of the local economy through the provision of work opportunities.

Graphs **A**, shown above, illustrate the proportion of local suppliers over the total in the countries where most of our operations are held (India and Brazil) and where our main offices are located (UK and Italy). In India and Brazil, where the most significant portion of operations is held, 100% of suppliers are local. In 2022, local suppliers accounted for 89% of Planet Smart City's spend at a global scale.

Post-Development

After construction completion and sale, we manage the entire post-sale process. By providing each smart district or smart city with a local Community Manager and a set of smart solutions for final use, we encourage connected and social lifestyles, setting community guidelines for personal well-being. Community Managers work as a catalyst for cooperative initiatives and services and help to activate and sustain the community through on-the-ground engagement. Moreover, we developed the Planet App, a smart solution that enables residents to easily access a range of services and support local businesses, who can also use the app to engage with communities. Our digital support for residents begins before they move in, facilitating the transition into their new home as they familiarise themselves with local opportunities and communities. The combination of the capabilities of our Planet App and network of IoT solutions with the direct, local engagement offered by Community Managers, enhances residents' involvement in neighbourhood events. It improves their access to goods and services. Through the Planet App, residents and non-residents can book common spaces, register for courses, exchange information with neighbours, and much more. We encourage residents to manage their resource consumption habits; all the homes can be equipped with energy monitoring devices, and with our Smart Infrastructure Management "SIM", we allow residents and facility managers to get real-time updates on their smart infrastructure. Planet SIM is an IoT solution, integrating software and sensors to remotely manage a building's core facilities.
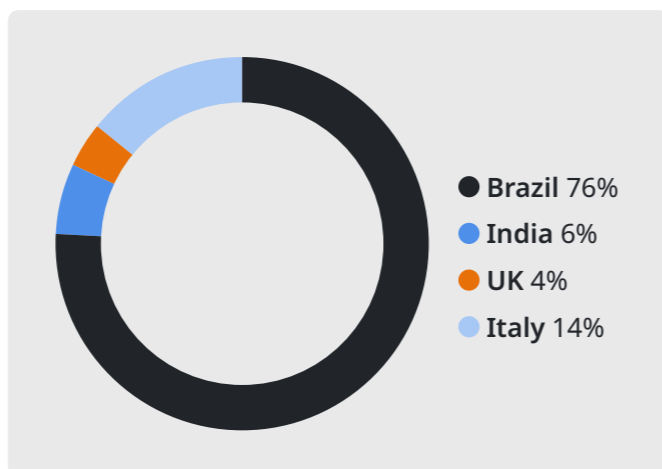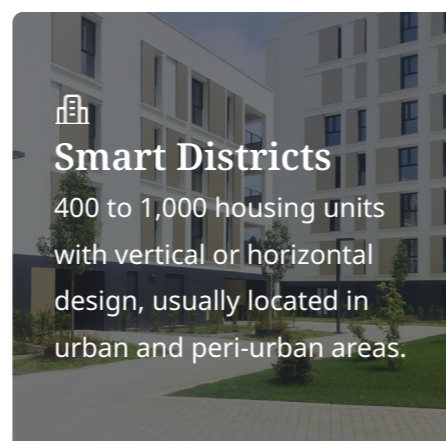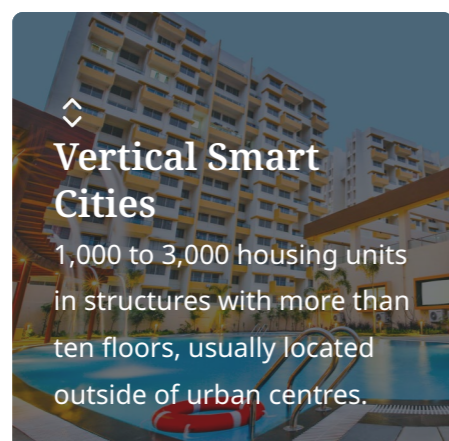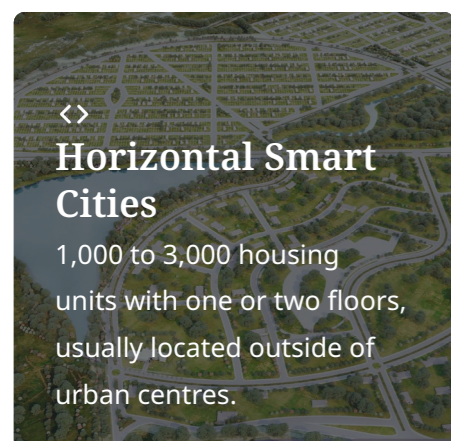
C Our workforce composition by office location

- ● Brazil 76%
- ● India 6%
- ● UK 4%
- ● Italy 14%

Our projects

Our residential proptech real estate model has been widely tested, with particular success in Brazil, where most of our projects are located. In 2020 we expanded to India, and now have three projects in the Pune region. In Italy, we collaborate with leading real estate developers in numerous smart affordable housing projects. Since 2015, Planet has raised more than US $176 million of capital to pursue our ambitious growth plans. We designed three types of residential real estate formats **B** that incorporate high-value smart solutions while maintaining a price that is in line with regional markets for affordable housing.

Our people

Our people make up a talented international team that is responsible for translating our strategy into practice. We count all external contractors, agents, and consultants, constituting a cooperative working group of an estimated 1,700 collaborators worldwide and a workforce comprising of 748 individuals, taking into account employees, interns, and self-employed workers, both on and off site. Our employees are at the heart of our success. Therefore, we want them to feel valued and we strive to support them through a combination of effective leadership, open communication, and a healthy work-life balance. To us, diversity is the cornerstone of a vibrant corporate culture: in 2022, we had 23 different nationalities in our workforce **C**. Please see the Act smart for our workforce chapter for more information.

‹›
Horizontal Smart Cities
1,000 to 3,000 housing units with one or two floors, usually located outside of urban centres.

⌄
Vertical Smart Cities
1,000 to 3,000 housing units in structures with more than ten floors, usually located outside of urban centres.

🏢
Smart Districts
400 to 1,000 housing units with vertical or horizontal design, usually located in urban and peri-urban areas.

B Planet's three residential real estate building formats
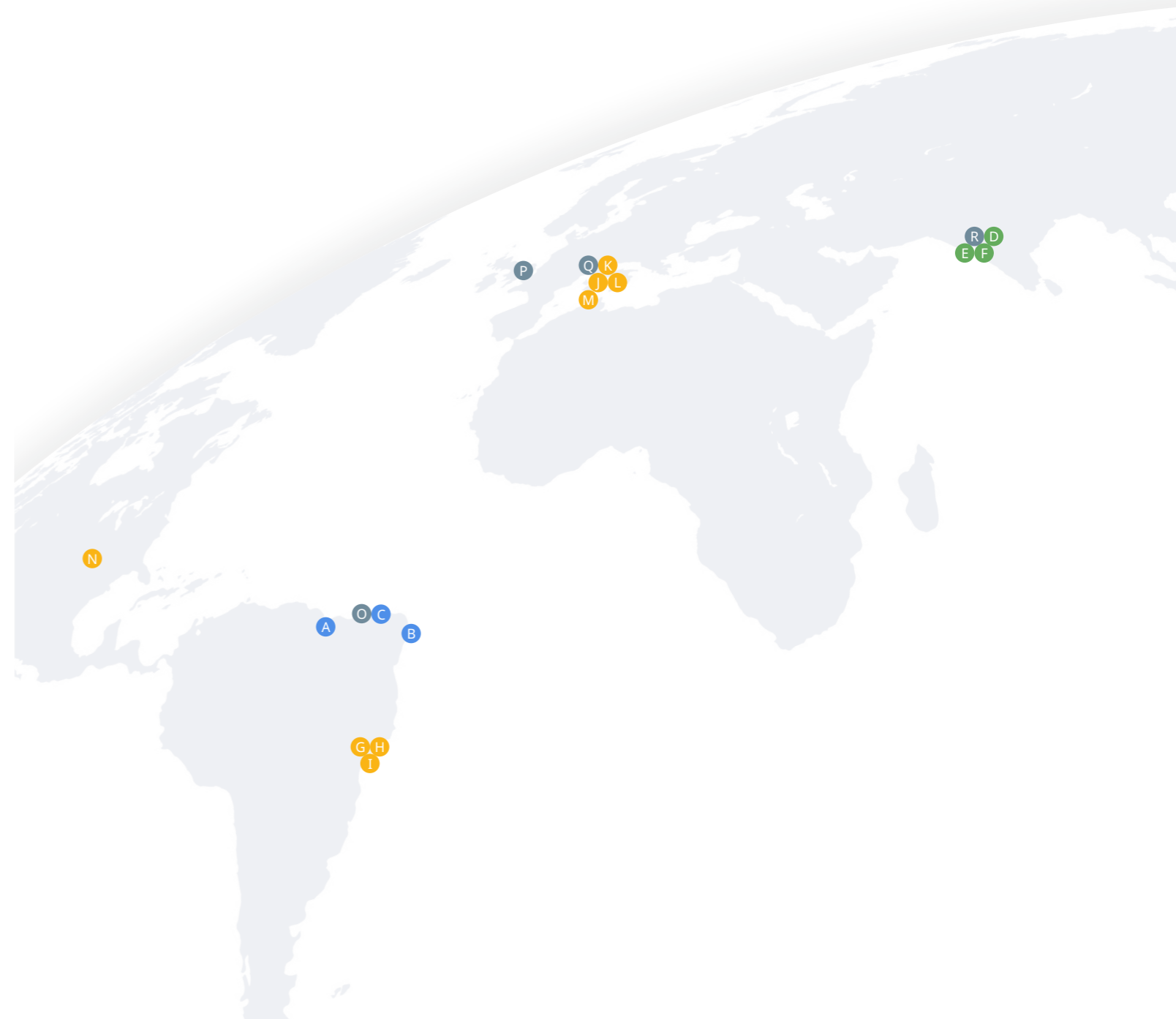
Horizontal Smart Cities

- Ⓐ **Smart City Laguna** Brazil
- Ⓑ **Smart City Natal** Brazil
- Ⓒ **Smart City Aquiraz** Brazil

Vertical Smart Cities

- Ⓓ **Universe** India
- Ⓔ **Three Jewels** India
- Ⓕ **Little Earth** India

Smart Districts

- Ⓖ **Viva!Smart Bela Vista** Brazil
- Ⓗ **Viva!Smart Freguesia do Ó** Brazil
- Ⓘ **Viva!Smart Itaquera** Brazil
- Ⓙ **SeiMilano** Italy
- Ⓚ **REDO** Italy
- Ⓛ **Quartiere Giardino** Italy
- Ⓜ **Aria** Italy
- Ⓝ **The District at Little Elm** USA

Offices

- Ⓞ **Fortaleza** Brazil
- Ⓟ **London** UK
- Ⓠ **Turin** Italy
- Ⓡ **Pune** India

Building strong governance

GRI 2-6: Activities, value chain and other business relationships

GRI 2-9: Governance structure and composition

GRI 2-13: Delegation of responsibility for managing impacts

GRI 2-15: Conflicts of interest

GRI 2- 16: Communication of critical concerns

GRI 2-23: Policy commitments

GRI 2-24: Embedding policy commitments

GRI 2-26: Mechanisms for seeking advice and raising concerns

GRI 205-1: Operations assessed for risks related to corruption

GRI 205-3: Confirmed incidents of corruption and actions taken

GRI 206-1: Legal actions for anti-competitive behavior, anti-trust, and monopolistic practices

GRI 405-1: Diversity of governance bodies and employees

		2020 - 2022
Women	< 30 years old	0
	30 ≤ x ≤ 50 years	0
	> 50 years old	3
Men	< 30 years old	0
	30 ≤ x ≤ 50 years	1
	> 50 years old	3
Total		**7**

🅳 Board of Directors by age and gender

Ethical Business

Strong and effective governance is an essential feature of our strategy and provides the oversight, structure and culture needed to establish the goals of our organisation, the means to pursue them and the ability to detect and mitigate any associated risk. Solid governance also serves to uphold our reputation for the success of our business and stakeholders.

Our Board

Our Board of Directors combines world-class experience from the real estate and digital sectors, with an entrepreneurial vision to disrupt the affordable housing market for all stakeholders. Three out of seven of our directors are women. The majority of the Board is made up of people over 50 years of age (six out of seven). The values remain constant throughout the three-year reporting period 🅳.

Stefano Buono Chairman

Stefano is an accomplished physicist and alumnus of the European Organisation of Nuclear Research (CERN). In 2002, he founded and served as CEO of Advanced Accelerator Applications, an international radiopharmaceutical company listed on the Nasdaq in 2015 and acquired by Novartis for US $3.9 billion in 2018. Stefano joined Planet's Board as Chairman in 2018.

Giovanni Savio Global CEO

Giovanni co-founded Planet Smart City in 2015 and has more than 25 years of experience in international real estate development. His vision for affordable housing has guided Planet from the start, leading our charge to integrate smart solutions and social innovation programmes into affordable housing projects globally – from planning to delivery and beyond.

Susanna Marchionni Brazil CEO

Susanna co-founded Planet Smart City and is a leading exponent and thought leader of smart, affordable housing in Brazil. She has more than 20 years of experience in international real estate development and is responsible for the company's expansion in Brazil. In 2022, she was recognised as 'Woman of the Year' in Brazil by the International Business Institute.

Audrey Klein Non-Executive Director

Audrey heads the ESG Committee at Planet. A real estate expert with 25 years of experience, Audrey ran her own company before establishing and running Park Hill Real Estate's European business for Blackstone. She also sits on the Corporate Board of Great Ormond Street Hospital in London. Audrey graduated with an MBA from Northwestern University's Kellogg School of Business and completed a BA in Economics from EMORY University.

Kathryn Kerle Non-Executive Director

Kathryn is the Chair of the Audit and Risk Committee of Planet Smart City. She has more than 35 years' experience in the financial sector, including at the Royal Bank of Scotland and as a Non-executive Director of Al Rayan Bank. Kathryn is Chair of the Risk, Audit and Evaluation Committee of the Microbiology Society and a member of the board of trustees of The William Harvey Research Foundation.

Mikael Hagstroem Non-Executive Director

With more than three decades of experience in digital transformation, Mikael is the Executive Chairman of TCG Digital and CEO of LabVantage. He helps global enterprises harness big data to reimagine business models and create long term sustainable advantages. He is a member of the board of directors of the Atlantic Council and the Executive Committee that functions as the United States Council for International Business (USCIB)'s board of directors.

Filippo Rean Non-Executive Director

A senior executive with a proven track record developing B2B businesses, Filippo is Managing Director of Reed Expositions France. With a master's degree in Business Administration from Harvard Business School, Filippo is a highly skilled director who headlines leading events and conferences for the global real-estate, smart city and proptech communities: MIPIM, MAPIC and Propel.

Committees and responsibilities

Our Board of Directors oversees our strategy and governance, providing management with the support it needs to operate effectively and achieve our business objectives.

To assist the Board in fulfilling its obligations, several committees have been established to provide guidance and oversight in key areas.

Since we operate in multiple jurisdictions, we are committed to complying with all local laws and regulations. For this reason, our in-house legal team, under the responsibility of the Chief Financial & Corporate Services Officer and led by the General Counsel of Planet, is responsible for managing local law firms, which will help in respecting any relevant regulatory requirements.

Environmental, Social and Governance (ESG) Committee

The ESG Committee at Planet supports the Company's ongoing commitment to sustainability and helps to further our commitment to creating long term value for the communities we work with. The ESG Committee at Planet was established as a board committee in April 2020, and is responsible for the ESG Committee's charter. The committee oversees the strategy, goals, and progress of Planet's ESG initiatives, as well as communications with employees, investors, and stakeholders with respect to ESG matters. Three members of the ESG Committee are Board members, two non-executives (Audrey Klein, Chair of ESG Committee, and Filippo Rean), and one executive (Susanna Marchionni, CEO Brazil). Furthermore, the Committee holds meetings every three months to ensure alignment and progress towards these goals.

Ethics Committee (non-board committee)

The Committee safeguards alignment to ethics values and business conduct principles in the interest of the individual and the Company, involving external resources if and when needed.

Audit and Risk Committee

The Committee oversees risk management, audit procedures, corporate control systems, and financial planning and reporting. It makes recommendations to the Board in areas where improvement or action is required. The Committee is granted unrestricted access to the Company's personnel files and documents, as well as timely and adequate training, and permission to rely on independent experts to carry out its duties.

Remuneration Committee

To maintain and reward the most valued skill sets while also ensuring that remuneration is in line with the expectations of investors and other stakeholders, this Committee must strike a balance. Our compensation policy has been reviewed to ensure equal pay and benefits for all employees, regardless of marital status, age, ethnicity, culture, gender, disability, or sexual orientation.

Corporate Governance and Nominating Committee

The Board's composition and identification, the assessment and nomination of director candidates, and conflicts of interest are among the topics that the Corporate Governance and Nominating Committee takes care of and offers recommendations on.

Policies and procedures

Together with the work of the committees and the legal firms who are supporting the Company in fulfilling its obligations, we are building an ecosystem of internal policies, procedures, and controls to implement sound governance.

We registered no instances of corruption, significant fines or sanctions, or actions subject to human rights safeguard review in 2020, 2021, or 2022.

Additionally, there were no documented legal actions taken for anti-competitive, anti-trust, or monopolistic conduct, non-compliance with standards and legislation relating to social and environmental issues, nor complaints about privacy and improper handling of personal data.

Global Code of Ethics and Business Conduct (GCEBC)

We have set standards and expectations for ethical behaviour for our employees, our clients, our suppliers and consultants, our shareholders, and our activities within the marketplace. The GCEBC is our set of guiding principles to ensure that we all act with honesty, integrity, diligence, respect, and objectivity in every aspect of our day-to-day operations. The content of this document includes subjects such as labour standards, harassment, health and safety, public relations, cybersecurity, financial integrity and reporting, internal controls, intellectual property protection and our responsibility to communities.

Data protection and privacy

We appointed an external Data Protection Officer and we comply with local privacy laws. When operating in countries that have not yet implemented such laws, we adopt the EU's General Data Protection Regulation standards.

Whistleblowing policy

We encourage all employees to report any suspicion of a violation of the GCEBC and policies, or other activities that may be unlawful or raise questions about the integrity of management, without any fear of retaliation.

Conflicts of Interest Policy

We have set standards for how we expect our employees to handle conflicts of interest to avoid any non-objective business decision being made that may serve an individual's interest over the best interest of the business. Potential red flags to recognise are described.

Gift, hospitality & entertainment policy

We set out our responsibilities, and those of those working for and on our behalf, in observing and upholding our position when offering or accepting gifts, hospitality and entertainment and provide guidance to follow them. We ensure that our employees do not exploit their position for personal benefit.

Anti-Bribery and Corruption (ABC) Policy

We have zero tolerance for acts of bribery and corruption. This includes extortion, facilitation payments, public authority interactions, charitable donations, and political contributions. This document further outlines how employees can report a breach (informing a manager or Ethics Officers) and remain protected. Our ABC policy also describes local laws in our operational locations.

Anti-Money Laundering Policy

We do not tolerate money laundering. In this document we portray red flags of potential money laundering breaches, how to report them (informing a manager or Ethics Officer), and protection for those who raise concerns. National laws at our locations of operation are also described.

Procurement Procedure

The purpose of this procedure is to define the behavioural principles and operating methods when procuring goods and services and to govern the relationships with our suppliers. We choose our suppliers based on their record and commitment to integrity, as well as economic effectiveness. They must also adhere to our Supplier Code of Conduct.

Supplier Code of Conduct

We expect our suppliers to ensure that they provide their employees with a safe working environment and treat them with dignity and respect, engage in environmentally sound and sustainable manufacturing practices, and comply with the law in all countries in which they conduct business. Furthermore, our suppliers are required to cultivate an environment where employees and management may interact openly and voice concerns without fear of reprisal, intimidation, or harassment.

Risk management and internal controls

We are committed to establishing an effective control environment to ensure we meet our strategic goals and corporate governance responsibilities. We are compliant with applicable laws and regulations and provide reliable financial reporting (internal and external).

Our risk management framework has formally defined roles and responsibilities, procedures and systems for risk identification, assessment, mitigation, monitoring, and reporting of the effectiveness of risk-mitigation actions.

The framework also includes controls based on a risk-based prioritisation approach. Our Risk and Internal Control function has developed a risk register, aimed at mapping and monitoring current and emerging risks at the strategic, financial, operational, legal and compliance levels. The risk categories designed for risk identification and assessment are the following: external, operational, legal and compliance, strategic, financial and information technology.

The register is regularly updated to detect both present and emerging risks and inform our formal risk assessment process, which considers both the likelihood and impact of the identified risks, along with any mitigating control activity. For key risks, a mitigating action, including an owner and target completion date, is defined. For example, we assess risk through our monthly review of our Real Estate and Commercial partners. In 2022, we enhanced our ESG efforts by creating a strategic roadmap, as well as measurable disclosures to monitor our ESG performance. We developed a comprehensive documentation to define our ESG strategy, which was approved by management (COO) and included specific activities to help us achieve our goals.

The Audit and Risk Committee and the Board formally review the top risks listed in the risk register both quarterly and annually. The risk identification and assessment process ➊ is carried out on a yearly basis, and the next one will be in the second quarter of 2023.

→ **Identify**

→ **Assess**

→ **Mitigate**

→ **Monitor**

→ **Report**

Risk identification and assessment process ➊

Financial

Risks on Planet's financial position and performance, including the loss of financial resources, assets or opportunities. This can include risks relating to liquidity management, accounting and reporting, and taxation.

Information Technology

Risks related to information technology, data, or applications that may potentially impact or disrupt key business operations. This can include information security incidents, service outages, or cybersecurity.

External

Outside forces that can potentially affect the ability of Planet to achieve its business objectives and strategies, where we have little or no control over if, when, or how they might occur.

Operational

Risk of losses resulting from inadequate or failed internal processes. Refer to our day-to-day internal activities that may fail. This can include management of our supply chain, human resources, and our operations.

Legal and Compliance

Risks that can affect Planet from effectively fulfilling our regulatory and legal obligations. It may be caused by internal errors, flawed processes, and deliberate infractions. This can include fraud, contractual agreements, health and safety, and data protection.

Strategic

Risks that can affect the ability of Planet to achieve its business objectives and strategies. Refers to the potential risks that arise from the choices made by our leadership team in determining its long term objectives and overall approach to achieving them. This can include risks related to the selection of business models, the pursuit of new markets or technologies, the allocation of resources, or the management of partnerships and collaborations.
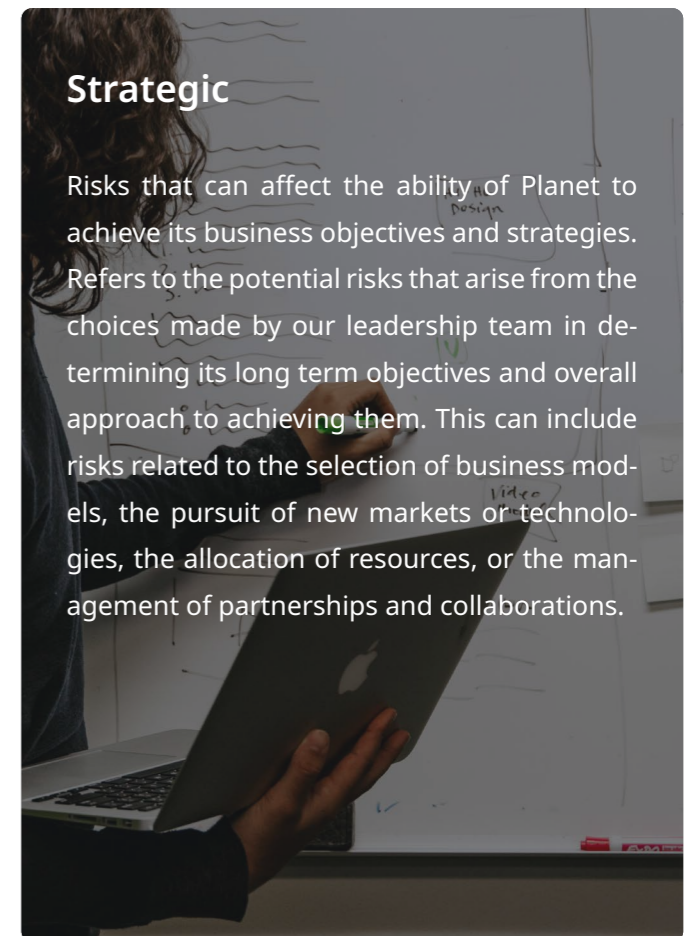
Towards a more sustainable value chain

As part of our path towards more sustainable operations, we are committed to managing our supply chain to increase transparency, accountability and better mitigate risks. A significant modern slavery risk exists within the construction industry and its multi-tiered supply chains. This is partially a consequence of the need to source various building materials, often with high demand for low-skilled and low-wage manual labour. This may also be due to the shortage of social and environmental protective legislation and monitoring in the countries where these processes take place.

To encourage ethical conduct along our supply chain, our Supplier Code of Conduct (SCOC) ⓕ outlines our expectations for our suppliers to respect the Universal Declaration of Human Rights and the ILO Declaration on Fundamental Principles of Rights and Work. We expect our suppliers to provide their employees with a safe working environment and treat them with dignity and respect, that they engage in environmentally sound and sustainable manufacturing practices, and comply with the law in all countries in which they conduct business. When selecting materials, we encourage our suppliers to prioritise responsible sourcing practices, including consideration of Environmental

Product Declarations (EPDs). Failure to comply with the SCOC may result in termination of our business relationship.

Our assessment of social and environmental risks along our supply chain is currently focused only on our direct suppliers in Brazil, where we have our direct construction projects. We issued a questionnaire to nine of our critical suppliers to assess which ESG factors they consider in their operations and policies. We chose the nine suppliers based on an annual spending of a minimum of US $20,000 per year. The survey data we collected (44% response rate) has contributed to informing our understanding of potential supply chain risks we may face, and we aim to increase this response rate moving forward. The diagram on the next page details the contents of the SCOC.

Of the 23 million euros spent on suppliers in 2022, 20 million euros were invested in local suppliers. This strategic decision enhances local economic development and our partnerships with local communities. In 2023, the control activities on suppliers will continue in order to monitor and mitigate the risks associated with the entire supply chain.

Labour and human rights

Fair treatment

No involuntary labour or human trafficking

No child labour

Wages and benefits

Subcontractor compliance

Health and safety

Occupational safety

Emergency preparedness

Occupational injury and illness

Sanitation, food and housing

Environment

Obtainment of all environmental permits and registrations

Reduction/control and/or elimination of wastewater and waste pollution at the source

Reduction/control and/or elimination of air emissions of volatile chemicals, corrosives, particulates, aerosols and combustion products

Compliance with applicable labelling and warning requirements

Identification, management, storing, movement and handling of hazardous substances in accordance with law

Integrity and compliance

Protection of intellectual property	Responsible sourcing of minerals	Privacy and information security
Books and records	Conflicts of interest	Quality
Business integrity	Substance abuse	

ESG related topics in our supplier code of conduct ⓕ

Sustainability at Planet

"Planet's ESG profile has matured impressively. Today, a business's environmental and social consciousness is inextricable from its own resilience, steering Planet towards fortified ESG processes. We recognise the criticality of preparation and vigilance, as ESG-related regulations and legislation proliferate at both industry and regional levels. As pioneers in the affordable housing market, a natural step forward for Planet is boosting our sustainability performance to become ESG stewards amongst our peers. We hold the responsibility, for ourselves, our communities and our business partners alike, to be ahead of the game to meet market demands and ESG-related directives. Our internal ESG team is leading us to be equipped to rise to any such opportunity, and I am thrilled to represent the ESG strategy at the executive level, bringing it to the forefront of our business agenda."

Daniele Russolillo
Chief Operations Officer

"In 2022, we embarked on an ESG journey, moving from free agent initiatives to deliberately incorporating sustainability into each of our business units and corporate functions. We created an internal ESG team, built an ESG strategy, and selected key reporting frameworks to guide our path towards a robust sustainability performance and compliance profile for our stakeholders. Our key achievements include the publication of our first annual GRI-aligned Sustainability Report, measuring our baseline emissions in line with the GHG Protocol, and implementing an internal culture of strong sustainability-driven governance. With our ESG backbone in place, we built a three-year sustainability plan that will shape how we tackle new challenges in the foreseeable future, including a climate risks and opportunities assessment, continuing to buttress our GRESB preparedness, and instilling stronger value chain ESG due diligence practices."

Lise Rosat
Global Head of ESG

Our principles

We firmly believe in incorporating ESG considerations into our strategy and daily operations. For this reason, we developed three ESG principles that characterise our sustainability roadmap and drive our management for future development.

Collaboration

Sustainability implicates all functions within a business, therefore collaboration between our business units and corporate functions is critical as we work to achieve our strategic sustainable development objectives. We believe that cooperation within our workforce, with our partners and suppliers, and with everyone who works on our behalf is key to delivering on ESG performance.
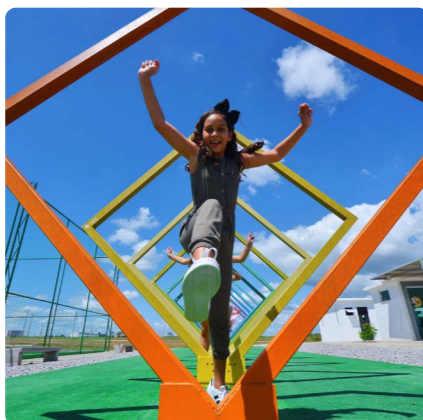
Accountability

For the integrity of our business and for our stakeholders, we believe that it is crucial to hold ourselves accountable for the impacts of our operations and activities. Through consistent quantitative and qualitative data collection and monitoring practices, we will be better equipped to understand our sustainability performance, challenges and opportunities.

Transparency

We are committed to reporting and disclosing on the impacts of our business operations and how the management of sustainability objectives plays into our strategy. Transparency on our ESG performance and progress is imperative for our key stakeholders, therefore we intend to share this with them regularly through annual sustainability reports and investor communications.

GLOBAL REPORTING INITIATIVE (GRI)

Our annual Sustainability Report publication solidifies our commitment to be diligent and exhaustive in our reporting practices. As such, we have chosen for our report to be guided by the widely recognised Global Reporting Initiative's (GRI) standards to ensure a comprehensive evaluation of our operational impacts. Our materiality assessment determined which GRI disclosures we selected to include in this report, in accordance with what is most relevant to our impactful operations and activities, in turn driving our data collection process (described in the Note on Methodology).

GREENHOUSE GAS PROTOCOL

We are committed to monitoring and mitigating our negative impacts on climate change and global warming. We will do so by measuring our greenhouse gas emissions in accordance with the Greenhouse Gas Protocol (GHG P), a global emissions reporting best practice initiative. Specifically, this report will contain our Scope 1 and Scope 2 emissions calculations, and we aim to have a GHG inventory including key Scope 3 emissions categories in our next Sustainability Report.

UN GLOBAL COMPACT COMMUNICATION ON PROGRESS

We have been a signatory of the United Nations Global Compact (UNGC) since 2021, thus fully integrating the Ten Principles of UNGC into our business strategy. The UNGC is the world's largest voluntary corporate social responsibility initiative, which requires members to publish an annual Communication on Progress (CoP) that details an organisation's commitment to and performance against the Ten Principles, which are categorised into Governance, Anti-Corruption, Human Rights, Labour, and Environment. We seek to improve our annual performance by collaborating internally to implement stronger governance processes.

UN SUSTAINABLE DEVELOPMENT GOALS (SDGs)

We have identified several SDGs that we may contribute towards indirectly through our business operations. As a result, we are committed to detailing how we may positively advance these goals through our smart solutions, digital technologies, and services delivered to residents through the Community Development team. This is further described below and in the chapter called Act smart for our communities.

Planning ahead

While our Sustainability Report will be retrospective, we also want to give stakeholders a glance into what our ESG strategy holds for the future of our Company. Therefore, we will include a Sustainability Plan in our annual Sustainability Report that outlines our strategic goals and actions for the foreseeable future. We will assess our progress towards the goals set in the plan annually to report on what has been achieved. We will also update the plan regularly to set new goals and actions. Our Sustainability Plan details what Planet has in store for 2023 to 2025, in line with our ESG Pillars (see further down in this chapter).

Roadmap to compliance

We operate in a fast-changing regulatory environment, therefore it is crucial for us to be prepared for and responsive to the increasing number of reporting requirements. Hence, in 2022, we analysed current and upcoming legal reporting requirements on non-financial information, in order to design a roadmap that will allow us to implement proper actions to be compliant with the aforementioned obligations. Specifically, according to the countries where we operate, we mapped all current and upcoming legislative reporting requirements applicable to our Company and, based on their timelines and the impacts on our organisation, we identified a potential strategy to address them and become compliant in the required timeframe.

1,700
Collaborators worldwide

579
Direct employees

169
Self-employed and interns

10
Number of ongoing projects

4,505
Hours of training delivered

0.61
Work-related injury rate

43%
Of board members are women

10
Number of Scope 3 Categories measured for GHG Inventory

72.5
Tonnes of waste recycled at our Universe site in India

582
Number of community development activity sessions delivered at three sites

89%
Of procurement spend going to local suppliers worldwide

22
Small businesses supported through community development initiatives in Three Jewels and Smart City Laguna

+150K
Estimated litres of potable water leakage prevented daily in Three Jewels using Planet SIM following leak detection

Our stakeholders

We are committed to maintaining a solid, trustworthy relationship with our stakeholders, with whom we value transparency and open dialogue in the pursuit of sustainable growth and long term value creation. Thus, we assign specific corporate functions the responsibility to engage with them, ensuring that information is shared thoroughly.

Stakeholders are the individuals or organisations who can reasonably be expected to be impacted by our actions, products, and services, or whose actions can influence our ability to attain our goals.

We strive to comprehend the needs and concerns of our stakeholders and make mutually beneficial decisions. As part of our risk assessment, we mapped them to understand the extent of our relationships Ⓖ.

Understanding our stakeholders has helped us identify opportunities for symbiotic collaboration. For example, we have worked with the Politecnico di Torino to develop a set of KPIs to assess the environmental impact of our buildings using the Life Cycle Assessment methodology of the environmental impacts of the buildings we design and build. Further, we aim to promote best practices through collaborations with other

Design for All Europe network, we are dedicated to removing physical barriers for people with disabilities in our buildings. As members of the World Design Organisation, we believe the influence in dustrial design has in bettering society.

Employees

Shareholders

Local businesses

Contractors

Suppliers

Ecosystems

Human beings (including future generations)

Private and institutional investors and banks

Surrounding communities

University and research

Public administration and government

Business partners (joint ventures)

Environmental and social NGOS

Residents (home-owners)

Competitors

Ⓖ Our stakeholders

Materiality assessment

The topics presented in this Sustainability Report are the result of a materiality assessment designed to help identify and understand the importance of specific sustainability topics for our organisation. According to the 2021 GRI Sustainability Reporting Standards, such topics represent the organisation's most significant impacts on the economy, environment, and people, indicating a company's negative and positive contribution to sustainable development.

As a foundation for our analysis, we carried out a high-level overview of our activities and business relationships and deconstructed all the steps of our value chain to outline the context in which we operate and where most of our impacts occur. To identify the major positive and negative impacts derived directly or indirectly from our operations, we also examined the following materials and documents:

- Worldwide sustainability macro trends;
- Specific real estate standards;
- Peers' and competitors' sustainability reports and media analyses;
- Documents and studies from the most relevant and influential non-governmental organisations and policymakers.

These evaluations allowed us to identify several different impacts (e.g., positive and negative, actual and potential, reversible and irreversible) and to assess their significance based on their severity and likelihood, in order to determine the material ones. To determine the significance of impacts, all our policies and practices implemented were examined, as they allow us to actively mitigate our impacts.

The table below presents the material topics that reflect the actual and potential negative and positive impacts associated with our entire value chain, including upstream and downstream activities.

This list of material topics was reviewed and approved by leadership. The methodology used to identify the impacts and the relationship between the GRI disclosures and the material topics is further disclosed in the Note on Methodology.

MATERIAL TOPICS	IMPACT	DESCRIPTION	STAKEHOLDERS
Indirect economic impacts	Indirect economic impacts generated through affordable housing	By providing smart and affordable homes, we positively impact the accessibility of home ownership and pursue economic stability and security.	Residents, Surrounding communities
	Indirect local economic impacts generated through our operations	We generate economic growth in the regions where we operate by hiring local suppliers during construction and supporting local businesses through community development work.	Residents, Surrounding communities, Local businesses
Business ethics	Impacts on market competition due to anti-competitive behaviour	Anti-competitive behaviour might result in collusion with potential competitors, abuse of dominant market positions or exclusion of potential competitors, thereby limiting the effects of market competition.	Competitors, Surrounding communities, Business partners, Public administration and governments, Private and institutional investors and banks
	Corruption risks throughout the supply chain and construction phases	Corruption throughout the real estate value chain might cause misallocation of resources and revenues, damage to the environment, abuse of democracy and human rights, and political instability.	
Climate change	Negative impacts on climate change during operations	Construction activities generate GHG emissions through materials extraction and manufacturing as well as building operations.	Human beings (including future generations), Ecosystems, NGOs
	Mitigation of climate change in final use	We design and build energy-efficient homes to reduce energy consumption in the final use phase through lighting and thermal optimisations	
Management of water resources	Increase in water stress in construction areas	Water withdrawn in construction areas and during construction materials production could increase water stress, impacting water availability for local ecosystems and communities.	Human beings (incl. future generations), Ecosystems, Surrounding communities, Residents, NGOs
	Increase in water efficiency in final use	We develop water-monitoring proptech devices that can be used as a facility management tool in residential communities to reduce water consumption and waste.	Human beings (incl. future generations), Residents, Surrounding communities

MATERIAL TOPICS	IMPACT	DESCRIPTION	STAKEHOLDERS
Land degradation	Impacts on land caused by construction material sourcing and construction activities.	Building material extraction processes and site planning could adversely affect land (ecosystems and biodiversity) or contaminate it.	Human beings (including future generations), Ecosystems, Surrounding communities, NGOs
Management of waste	Impacts on health and the environment from waste	Waste generated during construction and materials manufacturing can have negative impacts on the environment and biodiversity. This could extend beyond the locations where waste is directly generated and disposed of.	Human beings (including future generations), Ecosystems, Surrounding communities, NGOs
Job and talent creation and skills development	Local job creation and local skills development	Generate work opportunities in our locations of operation and contribute to the skills development and self-sufficiency of the local workforce	Employees, Contractors, Suppliers, Surrounding communities, Local businesses, University and research
Health and safety	Impact on workers' health and safety due to injury risks	Construction work is associated with a high health and safety risk for construction workers that may cause injury or other health-related negative impacts, such as incidents due to misuse of machinery or exposure to hazardous materials.	Employees, Contractors, Suppliers, Residents, Business partners, Public administration and governments, NGOs
Protection of human rights	Human rights violations caused by unethical work practices	Construction industry supply chains have a high risk of human rights violations. The level of risk is largely dependent on the geographic location of activities.	Employees, Contractors, Suppliers, Business partners, Surrounding communities, NGOs
Local communities	Connected and empowered communities	We provide community development support through increased access to resources and services, and we deliver activities to promote socialisation and self-empowerment	Residents, Surrounding communities, NGOs

Sustainability strategy: our pillars and plan

Sustainability is a vital element of our vision and corporate strategy.

At Planet Smart City, we recognise the significance of operating in an environmentally conscious manner and the role we play in fostering the long term development of local communities. To achieve this, we are guided by our key pillars, also stated in our Sustainability Policy.

We are committed to doing our part to address today's environmental and socioeconomic issues, support our communities, and provide exceptional performance for our investors at the same time. We work to ensure that we are prepared to address the growing need for ESG disclosures, rating requirements, and possible regulations.

We established four core sustainability pillars, which emphasise our commitment to sustainable development and represent the areas in which we will strategically concentrate our actions. Within each pillar we have set strategic goals that are accompanied by specific actions to be taken over the course of 2023-2025 to realise our short and medium term ESG goals ⓗ.

Act smart for our organisation, partners, and investors:
creating long term value

Act smart for our planet:
fostering sustainable operations

Act smart for our communities:
empowering our people

Act smart for our workforce:
protecting our people
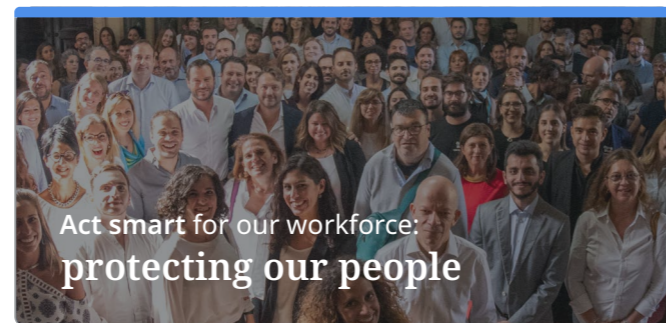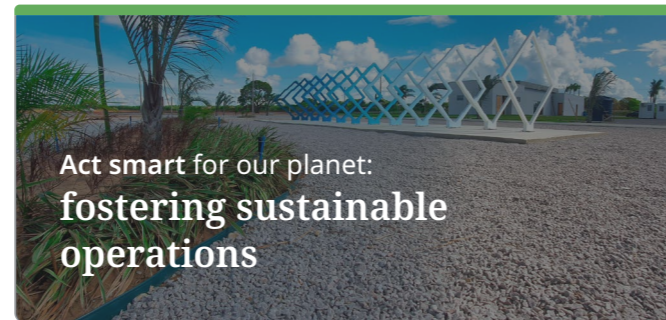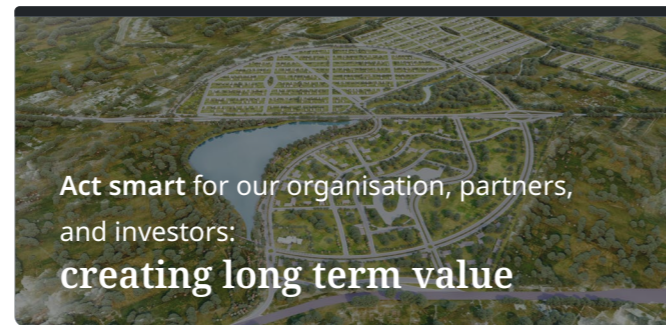
ACT SMART for our organisation, partners and investors

STRATEGIC GOALS	ACTIVITIES	TO BE ACHIEVED IN
Strengthen our ESG practices and annual reporting	Publish a Sustainability Report annually, in alignment with the GRI Standards	2023
	Publish our sustainability policy and update it regularly	2023
	Continue to submit our UNGC CoP annually, improving performance over time	2023
	Ongoing readiness for future GRESB submission	2025
Implement ESG considerations within our supply chain and with our business partners	All new critical suppliers read and confirm their compliance with the Supplier Code of Conduct	2024
	Map the operational risks of child labour and forced labour in our supply chain	2024
	Incorporate ESG perspectives into our business partner selection due diligence process	2024
Embed ESG into Planet's risk framework	Detailed identification of ESG-related risks, assessment of impacts, implementation of risk responses, and inclusion in Planet Risk Register and quarterly reporting	2023
	As part of the risk management process, align with the entity's strategy, objectives, and risk appetite	2024
	Integrate ESG assurance in the internal audit plan	2025

Our sustainability plan ⓗ

ACT SMART for our planet

STRATEGIC GOALS	ACTIVITIES	TO BE ACHIEVED IN
Measure our GHG emissions and set reduction targets	Finalise our first GHG Inventory, including Scopes 1, 2, and 3 emissions, as per the GHG Protocol	2023
	Develop a scopes reduction plan with implementation, action, and progress monitoring included	2025
Foster sustainable operations (design, planning and construction)	Define our environmental framework based on the Life Cycle Assessment (LCA) approach as a tool to define indicators, metrics and goals	2023
	Integrate the LCA as a decisional instrument into our Design, Planning and Construction processes	2024
	Collect and monitor our on-site environmental data on most of our sites	2025
Assess climate risks and opportunities, disclosing regularly	Disclose risks and opportunities related to climate change, as per the TCFD	2024
	Submit our first CDP questionnaire (climate change)	2025

ACT SMART for our communities

STRATEGIC GOALS	ACTIVITIES	TO BE ACHIEVED IN
Building connected and empowered communities	Test and implement the community governance model in one, and eventually all communities	2023
	Incorporate environmental sustainability activities and workshops into future Community Development programmes	2023
Monitor our impact and engage locally	Implement a formal resident grievance process	2024
	Engage with the local communities surrounding our development projects before and during construction and implement a formal grievance process	2025

ACT SMART for our workforce

STRATEGIC GOALS	ACTIVITIES	TO BE ACHIEVED IN
Enhance working life through engagement, well-being, and diversity practices	Engage with our workforce on mental health and well-being to develop a plan for improvement	2024
	Measure the gender pay gap periodically, set reduction targets, build an action plan, including progress monitoring	2025
	Review DEI practices, assess development opportunities and monitor DEI data for future target-setting	2025
	Deliver an internal ESG training to all corporate employees regularly	2024
Fortify Health and Safety conditions on-site	Implement an on-site H&S management system and finalise a global H&S policy for our construction site	2025

Our sustainability plan

Act smart for our planet

Integrating sustainability in project development[1]

"Sustainability is key for the affordable housing sector as our primary objective is to build safe, accessible, and durable homes for our residents. As developers, we know that sustainability supports the resilience of buildings and the future quality of life of our communities. Thus, striking a balance between affordability and the mitigation of our environmental impacts has become a focal point of our construction strategy. In 2022, with Politecnico di Torino, we produced an environmental impact monitoring framework for our building activities, based on the Life Cycle Assessment (LCA) approach. This yielded four categories and their respective performance indicators designed to measure and monitor our operational footprint. Ultimately, we would like the LCA, and the potential impacts we have identified as influencing factors, to become a decisional instrument, effectively maximising efficiency with the support of cutting-edge technology."

Marco Operto
Chief Construction and
Engineering Officer

According to the World Building Council, the construction industry is responsible for 39% of global greenhouse gas emissions, 11% of which is attributed to building materials and construction activities. This is why Planet Smart City recognises the role that our sector plays in the transition to more sustainable development practices and environmentally conscious building processes.

We incorporate sustainability across our business by adopting strategies that reduce potential adverse impacts related to the environmental, social, and economic factors throughout the entire project development process, aligned with the needs of our business strategy through the identification and monitoring of impacts.

Our approach towards defining a more sustainable project development procedure is based on the Plan-Do-Check-Act (PDCA) model proposed by ISO 14004:2016[2] Environmental management systems Ⓐ. During each of the PDCA's phases, the activities on the following page are performed.

[1]As for all chapters, please refer to our 'Note on Methodology' where all boundaries are laid out for each disclosure. [2]ISO 14004:2016 provides guidance for an organisation on the establishment, implementation, maintenance, and improvement of a robust, credible and reliable environmental management system.

Energy and climate change

Water

Habitat and biodiversity

Resources and waste

Environmental macro categories **B**

PDCA Model

Plan

Prepare the Sustainable Plan of Actions for the project indicating its sustainable outcomes, priorities and targets, strategies, KPIs and guidelines for further steps.

Do

Perform Life Cycle Assessment (LCA) activities to evaluate impact across the building life cycle to optimise design and construction practices, and select the most suitable ones.

Check

Conduct project design reviews to monitor progress towards the achievement of sustainable outcomes.

Act

Document possible optimisations that can be made to further minimise potential adverse impacts and address any challenges encountered.

A PDCA model for sustainability in Planet project development process

To develop the Sustainable Plan of Actions, a technical workgroup involving our internal environmental experts (Real Estate, Research and ESG units) and Politecnico di Torino (PoliTO), was established in 2022. The workgroup was created to strengthen the understanding of sustainable issues related to the real estate sector for residential buildings and focuses on four environmental macro-categories: energy and climate change; water; habitat and biodiversity; and resources and waste **B**.

The partnership between Planet and PoliTO arose from the need to develop a set of Planet-specific environmental impact indicators that would enable us to measure and better control the environmental performance of the residential homes we build.

With PoliTO, we defined an environmental framework based on the Life Cycle Assessment (LCA) approach described in EN 15978:2011 (see figure **C**)[3]. Through this approach, we are working on computing our project's embodied impacts (those associated with resource extraction, manufacturing, transportation, construction/installation, maintenance/repair, and end-of-life considerations) and operational impacts which occur during the use phase of the building, such as operational energy and operational water, as shown in (see figure **C** in the next page). The last stage, to do with building circularity, remains outside of Planet's scope of analysis.

[3]EN 15978:2011: European Standard, Sustainability of construction works. The methodology specifies the calculation method, based on Life Cycle Assessment (LCA) and other quantified environmental information, to assess the environmental performance of a building, and gives the means for reporting and communicating the outcome of the assessment.

EMBODIED IMPACT

CIRCULAR ECONOMY

TOTAL LIFE CYCLE IMPACT

PRODUCT STAGE (A1 - A3)
- A1: RAW MATERIALS SUPPLY
- A2: TRANSPORT
- A3: MANUFACTURING

CONSTRUCTION STAGE (A4 - A5)
- A4: TRANSPORT
- A5: CONSTRUCTION AND INSTALLATION PROCESS

USE STAGE (B1 - B7)
- B1: USE
- B2: MAINTENANCE
- B3: REPAIR
- B4: REPLACEMENT
- B5: REFURBISHMENT

END-OF-LIFE STAGE (C1 - C4)
- C1: DECONSTRUCTION / DEMOLITION
- C2: TRANSPORT
- C3: WASTE PROCESSING
- D4: DISPOSAL

BEYOND THE BUILDING LIFE CYCLE STAGE (D)

BENEFITS AND LOAD
- A1: RAW MATERIALS SUPPLY
- A2: TRANSPORT
- A3: MANUFACTURING

Operational impact
- B6: OPERATIONAL ENERGY
- B7: OPERATIONAL WATER

CRADLE TO GATE

CRADLE TO GRAVE (BUILDING LIFE CYCLE INFORMATION)

CRADLE TO CRADLE (BUILDING ASSESSMENT INFORMATION)

C The Building Life Cycle Assessment

Based on our internal environmental framework analysis and considering other international frameworks such as GRESB[4], GRI Standards and Level(s)[5], six key sustainable outcomes were defined to guide our Sustainable Plan of Actions ⒹI. For each one of the key sustainable outcomes, potential strategies to achieve them have been considered, based on the LCA approach. To monitor these strategies and their results, the Key Performance Indicators (KPIs) defined through the work with PoliTO have supported ongoing design improvements and guided decision-making processes.

In 2023, our goal is to upgrade internal tools and project management guidelines to consolidate the development of our projects. Our Real Estate Unit has started to incorporate KPIs in internal procedures using specialised tools in our everyday workflow, including One Click LCA software, allowing us to build a comprehensive understanding of the current performance of our projects as well as the steps required to increase efficiency. One Click LCA enables the user

to determine environmental impacts while automating the calculation process by interacting with other software, such as Revit and DesignBuilder, amongst others. It also provides an internal environmental database of materials and products with detailed technical descriptions in accordance with EN15804 and ISO 14025:2006 Environmental labels and declarations[6].

For the purposes of corporate reporting, we are using the Global Reporting Initiative (GRI) indicators and qualitative disclosures. Our aim is to integrate the two sets of indicators to provide our stakeholders with the most comprehensive insight into the impacts generated across our entire value chain.

[4]Global Real Estate Sustainability Benchmark (GRESB): an independent organisation providing validated ESG performance data and peer benchmarks for investors and managers.
[5]Level(s) is an assessment and reporting framework that provides a common language for the sustainability performance of buildings.
[6]ISO 14025:2006 establishes the principles and specifies the procedures for developing Type III environmental declaration programmes and Type III environmental declarations. It specifically establishes the use of the ISO 14040 series of standards in the development of Type III environmental declaration programmes and Type III environmental declarations.

Reduce energy consumption and associated GHG emissions

Intention
To minimise whole life cycle carbon emissions, taking into account both energy consumption during the use stage of the building and embodied energy in building materials and construction products.

Optimise indoor thermal comfort

Intention
To create building spaces that are comfortable, attractive, and productive for the inhabitants regarding indoor thermal comfort. The aim is to optimise the passive building design strategies to avoid sole reliance on mechanical systems for heating and cooling.

Optimise indoor natural light use

Intention
To create building spaces that are comfortable, attractive, and productive for the inhabitant in terms of quality of natural daylight and associated indoor visual comfort. The aim is to optimise good quality natural daylight in living zones, reducing the need for additional artificial light.

Reduce potable water consumption

Intention
To minimise the building life cycle potable water use, considering water consumption during the use stage and embodied water related to building materials and construction activities.

Use material resources responsibly

Intention
To minimise waste production and disposal-related impacts during the construction phase and optimise the building design during early phases in order to support lean and efficient material use and apply circularity principles where applicable.

Promote green infrastructure quality and environmental regeneration

Intention
To minimise soil disturbance and potential run-off overflows associated with the modifications in the land use and consumption of settlement area, as well as protect local ecosystems.

Sustainable Outcomes of our Design Optimisations Ⓓ

Responsible resource management

Building materials management

GRI: 301-1: Materials used by weight or volume

→ **Sustainable outcome: use material resources responsibly**

We are committed to using materials that guarantee the quality and safety of our structures, while maximising efficient material use and applying circularity principles wherever possible. In the early design phase, we conceptualise ways to be material efficient, and minimise waste during construction activities.

In 2022, the overall consumption of raw materials, process materials, and semi-finished components was equal to 247,909 tonnes, which was required to build both houses and infrastructure. The overall total of materials used is made up of raw materials (60.0%), semi-finished components (39.9%), and process materials (0.1%) ⓔ, ⓕ.

The key materials used in our construction projects, expressed as a percentage of overall mass, included: gravel (37.4%), ready-made-concrete (29.5%), sand (22.5%), cement (4.0%), concrete pavers (1.6%), clay bricks (1.3%), and steel (1.2%). The significant quantities of sand and gravel used in 2022 were largely due to infrastructure development at our sites.

- 🟢 RAW MATERIALS 60.0%
- ⚫ PROCESS MATERIALS 0.1%
- 🟢 SEMI-FINISHED PRODUCTS OR COMPONENTS 39.9%
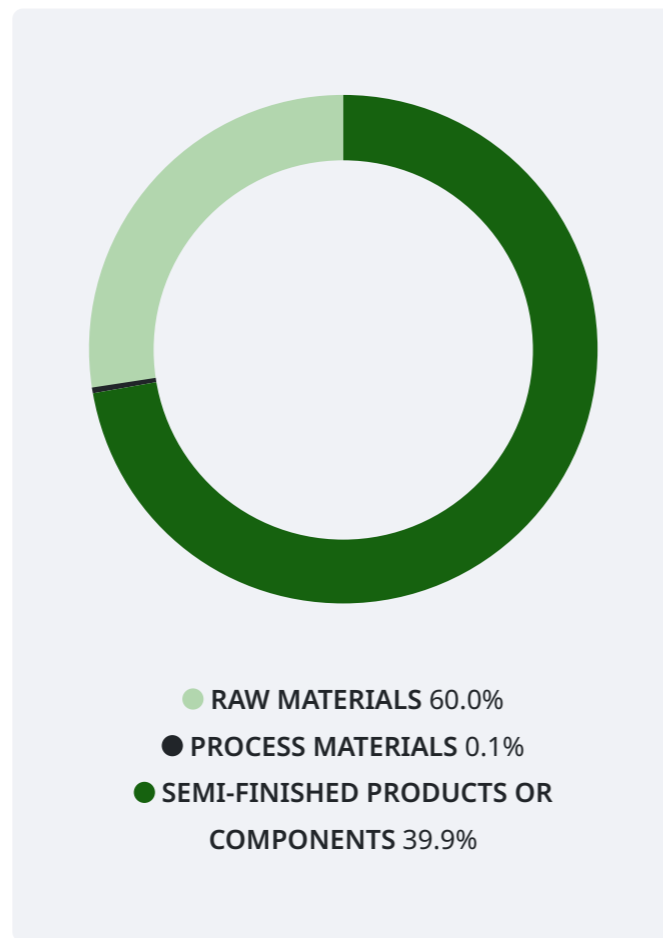
ⓔ Distribution of materials used in 2022 by category

	TOTAL 2022[7]	% OF TOTAL MASS
Raw materials (tonnes)	**148,677**	
Gravel	92,708	37.40%
Sand	55,903	22.55%
Wood (roofing)	66	0.03%
Process materials[8] (tonnes)	**358**	
Aluform (Aluminium Formwork)	344	0.14%
Floor guard	14	0.01%
Semi-finished products or components (tonnes)	**98,874**	
Ready-made-concrete	73,258	29.55%
Cement	9,997	4.03%
Concrete pavers	4,163	1.68%
Clay Brick	3,274	1.32%
Steel	3,066	1.24%
Fibercement tile	1,556	0.63%
Ceramic tile	634	0.26%
Autoclaved Aerated Concrete (AAC) block	374	0.15%
Clay tile	150	0.06%
Paint	142	0.06%
Plaster	116	0.05%
Spackle mass	113	0.05%
Electric Cables / Materials	96	0.04%
Aluminium Frames/Glass	61	0.02%
Vitrified tile	57	0.02%
Other (sheeting, doors, etc.)	121	0.05%
Total construction materials used (tonnes)	**247,909**	**100%**

ⓕ Construction materials used by category in tonnes

[7]The data represents the materials used for the development of Smart City Aquiraz (Brazil), Smart City Laguna (Brazil), Smart City Natal, and Universe project (India). This information refers to the amount of building materials procured for houses and infrastructure for Brazilian projects and the 'Design as Built' for all structures constructed at the Universe site in India in 2022. Values are calculated according to data from the following sources: procurement, construction sites, and design models and documentation.

[8]Process materials: needed for the manufacturing process but are not part of the final product (GRI).

OUR RESULTS

Universe, India

All 51.2 tonnes of concrete cube samples made for testing during construction activities were re-used onsite for roads and landscaping purposes.

72.5 tonnes of steel scrap was collected onsite and sold to a third party for recycling (100% of steel collected is sold to a third party for recycling).

Packaging waste has been thoroughly collected and recycled by third parties in 2022 as follows: 2,991 kg of woven plastic bags for cement and gypsum, 11,632 kg of cardboard boxes, and 220 kg of plastic buckets (reused onsite).

Waste management

GRI 306-1: Waste generation and significant waste-related impacts

GRI 306-2: Management of significant waste-related impacts

GRI: 306-3: Waste generated

→ Sustainable outcome: use material resources responsibly

Due to the nature of our business, the majority of our waste is generated during the construction phase of our developments. In 2022, we generated a total of 1,428.7 tonnes of waste, of which 1,361.8 tonnes (95.3%) were produced by operations at our construction sites in India and Brazil, and the remaining 66.9 tonnes (4.7%) were produced by our offices. Of that amount, 99% was classified as non-hazardous waste.

The top five categories that generated the highest amounts of waste, expressed as a percentage of total waste in 2022, were cement (34.4%), concrete pavers (14.6%), clay brick (11.0%), steel (7.1%), and ready-made-concrete (4.9%) **G**.

Our main waste management goal is to minimise waste production and disposal-related negative impacts during the construction phase by adopting strategies throughout the stages of a building's life-cycle, including:

- Focusing on early design phases to define materially lean and efficient structures that require less material and produce less waste during construction;
- Evaluation of efficient manufacturing processes to minimise scrap waste production and conduct resource-efficient practices;
- Exploration of how our buildings and their components can be reused at their end-of-life, and related circularity principles;
- Improvements to monitoring our waste production during the construction phase to identify areas where waste management can be improved.

WASTE GENERATED (tonnes)	HAZARDOUS	NON HAZARDOUS	Overall Weight (%)
OFFICES	**0**	**66.9**	**4.7%**
OPERATIONS	**15.0**	**1,346.8**	
Cement		**492.2**	**34.4%**
Concrete pavers		208.1	14.6%
Clay brick		156.7	11.0%
Steel		100.9	7.1%
Ready-made-concrete (RMC)		70.3	4.9%
Ceramic tile		**59.3**	**4.2%**
Mortar		53.2	3.7%
Casted concrete		51.2	3.6%
Light steel frame (LSF)		**24.2**	**1.7%**
Mixed construction debris		23.6	1.6%
PVC pipes		21.9	1.5%
Fibercement tile		15.3	1.1%
Plaster		15.1	1.1%
Spackel mass		14.7	1.0%
Paints	14.2		1.0%
Wood (roofing)		11.9	0.8%
Cardboard		11.6	0.8%
Sealant	0.8		0.05%
Other (tile, sheeting, plastic, etc.)		16.4	1.2%
Subtotal waste generated (tonnes)	**15.0**	**1,413.7**	**100%**
Total waste generated (tonnes)		**1,428.7**	

TOTAL 2022[9]

G Distribution of waste materials by category

[9]Office data includes waste generation produced by employees from offices, hubs, and construction sites. See Note on Methodology for more information. Operations data refer to waste generated at the Laguna, Aquiraz, Natal, and Universe (Pune) sites.

Smart City Laguna, Brazil

Smart City Aquiraz, Brazil

The design optimisations applied in 56% of the houses built in 2022 resulted in a reductions of 2% in terms of embodied water ratio in building materials (m^3/m^2) and 4.2% in terms of total embodied water in building materials (m^3), which represents a water saving as 4,225 m^3 for year 2022.

The results between the most relevant optimsed model (Flora House) and the traditional model (Iris House) were compared. A reduction of 3.8% was reported for the embodied water ratio in building materials (m^3/m^2) and a 10% reduction in total embodied water in building materials (m^3), which represents a water reduction of 3,958 m^3 .

Water management

GRI 303-1: Interactions with water as a shared resource

GRI 303-2: Management of water discharge-related impacts

GRI 303-3: Water withdrawal

GRI 303-4: Water discharge

GRI 303-5: Water consumption

→ **Sustainable outcome: reduce potable water consumption**

Water withdrawal for Planet is mainly attributed to the construction processes that occur at our operational sites. These processes are responsible for 98.8% of water withdrawn.

Our sites in Smart City Aquiraz and Smart City Laguna in Brazil were responsible for around 136,400 m^3 of water withdrawal overall – 68.7% of the overall water withdrawal. Water withdrawal in our office buildings in Italy, the UK, India, and Brazil, as well as two hubs in Brazil, has also been included. In 2022, the total water withdrawn amounted to 198,548 m^3 (2,360 m^3 from offices and hubs and 196,188 m^3 from construction sites) **Ⓗ**.

The water withdrawn at our Universe site in India was mainly from groundwater sources (30,900 m^3), while the remaining 288 m^3 was withdrawn from

third-party water. Across all our offices and hubs, water was withdrawn from third-party sources (municipal water suppliers for our offices and private water tanker companies for our hubs in Brazil). 50.8% of water was withdrawn from water stress areas[10], with Universe being located in Pune, an extremely high-water stress area, and Fortaleza and Smart City Aquiraz located in areas with high water stress **Ⓘ**

With regard to our operational sites, 190,640 m^3 of water was consumed due to the construction process and actvities, including: concrete, curing, materials mixing, dust control, cleaning purposes, gardening activities, and road base preparation **Ⓙ**.

[10]The water stress areas were identified according to the World Resources Institute Aqueduct Water Risk Atlas and include "high" and "extremely high" water stress areas.
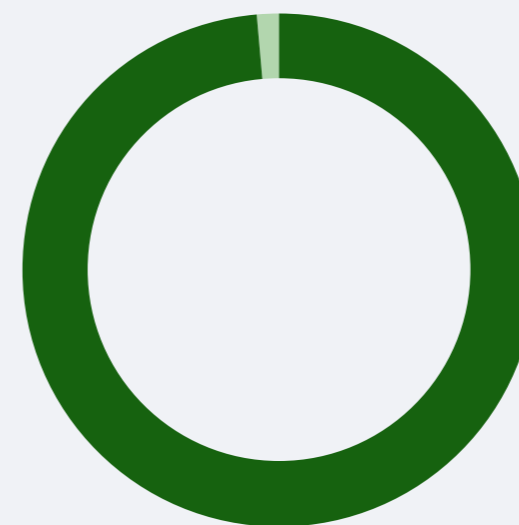
Ⓗ Distribution of water consumption by offices and sites

● FOR OFFICES 1.2%
● FOR OPERATIONS 98.8%
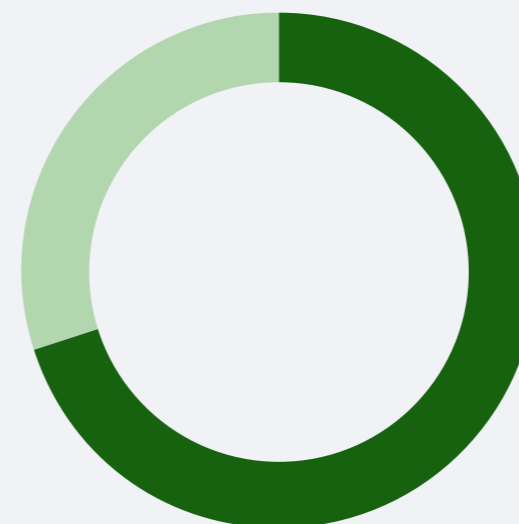
Ⓙ Distribution of water discharge by offices and sites

● FOR OFFICES 28.8%
● FOR OPERATIONS 70.2%

TOTAL 2022[11]	
WATER WITHDRAWAL (m³)	**198,548**
Of which from water stress area	100,987
WATER DISCHARGE (m³)	**7,908**
Of which to water stress area	4,444
WATER CONSUMPTION (m³)	**190,640**

Ⓘ Total water withdrawal, discharge and consumption for our offices and construction sites
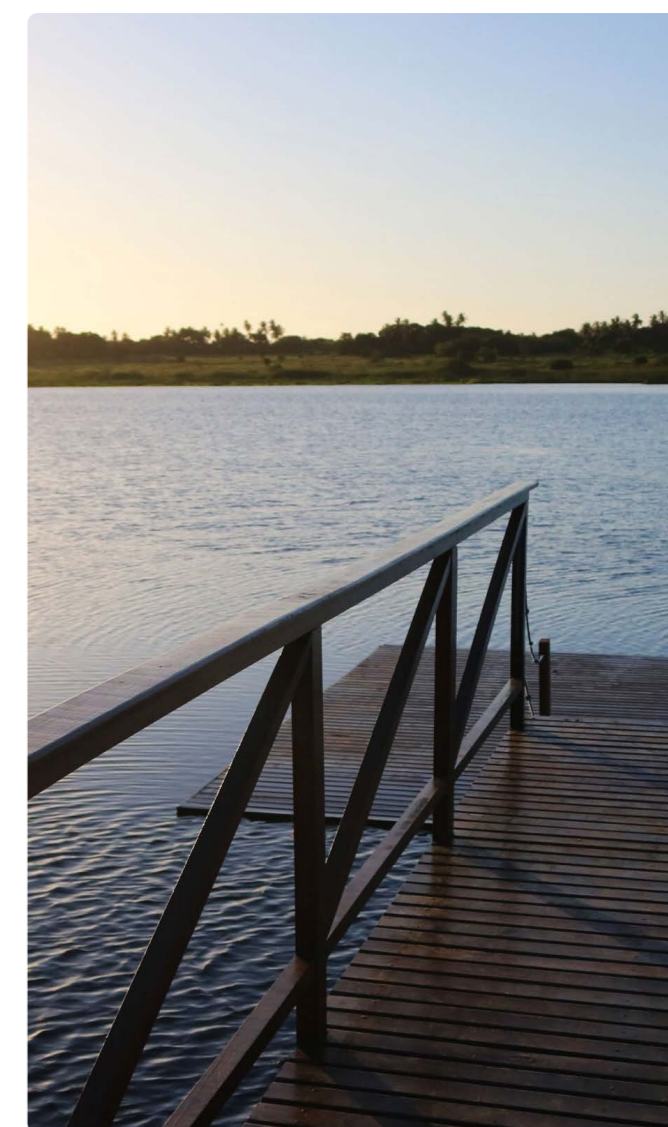
[11]The data is available from our two offices in Turin (Italy), London (UK), Pune (India), and Fortaleza (Brazil), as well as our two hubs in Brazil (Smart Laguna and Smart City Natal). Also included are the operational sites at Smart City Natal, Smart City Laguna, Smart City Aquiraz and Universe (Pune).

We are actively trying to minimise water consumption during the construction phase by using more water-efficient devices and appliances as well as improving our water monitoring plan. In addition, one of our main goals is to minimise the embodied water associated with our building materials and construction activities as well as water consumption during residents' occupation of the homes. To achieve this, we are constantly evaluating building design alternatives that optimise water usage. For example, we have been considering the implementation of greywater recycling and rainwater harvesting systems during construction and use stages to minimise potable water consumption. To reduce water consumption in future projects, we will perform a preliminary analysis of prospective domestic sewage recycling and rainwater collection systems.

One Click LCA allows us to quantify the effectiveness of optimisations implemented throughout the various lifecycle stages of buildings within our projects in Brazil, and thus determine any improvements in our water-related impacts. Optimisations were defined for four of the seven house typologies built in 2022, which ensured we used materials more efficiently.

OUR RESULTS
Universe, India

We introduced a series of water-saving measures that include water efficient fixtures that can generate water savings across the Universe development. In the future, a sewage treatment plant will be installed on-site, with the capacity to treat 1,217 m³ of wastewater per day. It will provide 100% of the toilet flushing and landscaping requirements with clean and recycled water.

Biodiversity management on our sites

GRI 304-1: Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas

GRI 304-2: Significant impacts of activities, products, and services on biodiversity

→ Sustainable outcome: promote quality green infrastructure and environmental regeneration

During the development process of our projects, we aim to minimise potential soil degradation associated with construction site operations, as well as integrate solutions to protect local ecosystems.

In this direction, we integrate Sustainable Urban Drainage (SUD) alternatives and green urban landscapes to design engaging spaces for future residents. SUDs are a collection of water management practices that aim to combine and align with natural water fluxes and processes. They ensure that urban drainage systems are more compatible with components of the natural water cycle, such as overflows, soil percolation, and bio-filtration. These efforts aim to mitigate the effects that construction processes

may have on the natural water cycles, particularly surface runoff and water pollution pathways.

Furthermore, we are implementing planting plans for each project area, based on the availability of native vegetation. We create a plant nursery during the construction phase of a project, and once the local species have matured and the project has progressed to an advanced stage, the plants are sown throughout residential areas to revegetate and provide residents with access to biophilic design.

Some of our smart cities lie next to protected ecological areas. Smart City Laguna is adjacent to a protected freshwater area called Açude Vaca Morta, while Smart City Aquiraz is located in close proximity to the freshwater bodies Riacho Caboré and Lagoa Araçás, which are also protected areas. Lastly, the remaining portion of an Atlantic Rain Forest (approximately seven hectares), a protected land area, is located just north of Smart City Natal.

For each site, an Environmental Impact Assessment was carried out, which identified several negative impacts that could be caused by our activities. These include but were not limited to: topographical[12] alterations, generations of sediments and silting up

[12] Natural topography are forms and features of land surfaces.

K Plant nursery installations

water bodies, contamination of surface water bodies, formation of wetlands, landscape alterations, disturbance of the fauna and loss of biodiversity and local species' habitats. We have implemented several measures to mitigate the negative impacts of our activities. We monitor the physical and chemical standards of water and control erosive topographic processes to prevent potential landslides. We recover degraded areas through topographical smoothing. We remove and store plant material to reuse and recover arboreal vegetation and create ecological corridors to prevent disturbance of local fauna. Plant nursery installations have been established at all four sites **K**.

For our Universe site in India, an environmental impact assessment has identified potential negative impacts, such as those on soil quality due to landfilling

and levelling on the adjacent lake, ponds, streams, and wells. We reused the top-soil layer that was removed during construction for an enriched mixture for landscaping, planting, and the plant nursery. Further, to reduce impacts on the lake and ponds, large open buffer spaces along their perimeters will be maintained to shield them from construction activities. To protect existing trees, a native tree planting plan for over 16,000 units has been drafted, with the possible relocation of 700 trees on site. Since more than 25 bird species in the area are using the vegetation as their feeding and nesting habitat, the aforementioned ecological preservation measures were taken to minimise their disturbance.

Mitigating our climate change-related impacts

The climate crisis and its effects are becoming increasingly urgent in every aspect of society. As a substancial contributor to global greenhouse gas emissions, the real estate industry has a significant role to play in addressing this problem throughout the entire value chain. To mitigate our impacts on climate change, we are monitoring and managing them first to identify where we can reduce them through more sustainable design and operations.

Our energy consumption and associated GHG emissions

GRI 302-1 Energy consumption within the organisation
GRI 305-1: Direct (Scope 1) GHG emissions
GRI 305-2: Energy indirect (Scope 2) GHG emissions
GRI 305-3: Other indirect (Scope 3) GHG emissions

In 2022, we calculated our total GHG emissions to be equal to 33,104 tCO2e (see **L** and, for further information, see the Note on Methodology). This value includes direct emissions (Scope 1), indirect emissions

33,104
tCO2e

● **SCOPE 1:** 7.3%
● **SCOPE 2:** 0.6% (MB)*
● **SCOPE 3:** 92.1%

*Market-Based
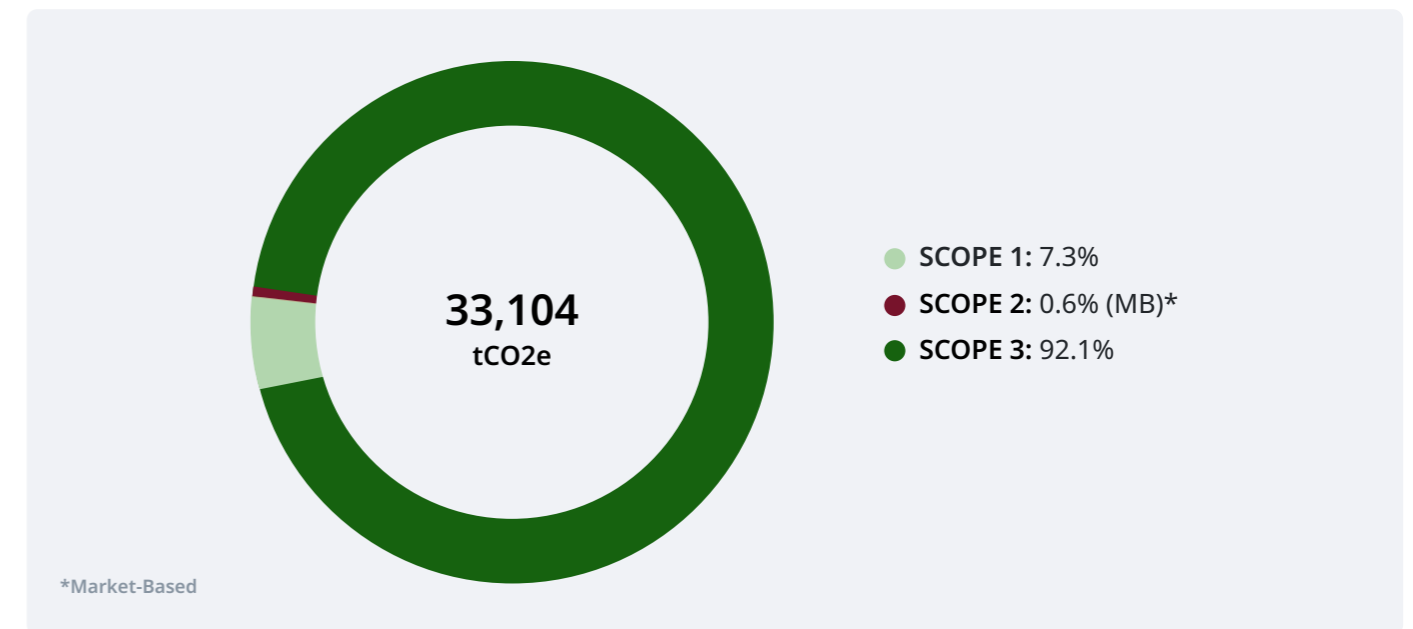
L Total GHG emissions for 2022 (%)

GHG EMISSIONS[13]	TOTAL 2022
Scope 1 tCO$_2$eq	**2,421**
Diesel	2,281
Gasoline	138
Natural Gas	1
Bioethanol	>1
Scope 2 tCO$_2$ *Location based*	**173**
Electricity purchased *Location based*	171
District heating	2
Scope 2 tCO$_2$eq *Market based*	**189**
Electricity purchased *Market based*	186
District heating	2

GHG EMISSIONS - Scope 3 Categories (tCO2e)	2022
Cat. 1 - Purchased goods and services	20,294
Cat. 2 - Capital Goods	403
Cat. 3 - Fuel and Energy Related Activities	551
Cat 4. Upstream Transportation	2,386
Cat. 5 - Waste generated in operations	317
Cat. 6 - Business Travels	157
Cat. 7 - Employee Commuting	896
Cat. 8 - Upstream leased assets	826
Cat. 11 - Use of Sold Products	3,947
Cat. 12 - Investments	719
Total Scope 3	**30,495**
Total Scope 1,2 (MB), and 3	**33,104**

Ⓜ Scope 1,2 and 3 GHG emissions (offices and construction sites, numbers rounded)

associated with the purchase of electricity and district heating (Scope 2), and other indirect emissions that occur in the upstream and downstream activities of our organisation (Scope 3). We carried out this exercise according to the Greenhouse Gas Protocol Corporate Accounting and Reporting Standard (see Ⓜ, Ⓝ, Ⓞ, Ⓟ).

Scope 1 and Scope 2 Market-Based (MB) emissions generated by the Company's activities amount to 2,421 and 189 tCO2e, respectively. In Brazil, our Scope 1 emissions are generated from diesel, gasoline, and ethanol consumption for equipment and machinery required for construction operations, running backup generators, and the car fleet. In our offices in Europe, Scope 1 emissions come from heating using natural gas consumption. Meanwhile, Scope 2 indirect emissions refer to the electricity purchased from national grids for all our offices and construction sites and to a small extent, district heating for one office (see Ⓛ, Ⓜ, Ⓝ, Ⓞ).

ENERGY CONSUMPTION (GJ)	TOTAL 2022
Diesel	30,483.9
Electricity	3,073.9
Gasoline	1,831.4
District heating	50.0
Bioethanol	25.0
Natural gas	17.3
Total energy consumption	**35,481.6**

Ⓝ Energy consumption for offices and construction sites (Scope 1 and 2 only)

Scope 1
- 🟢 DIESEL
- 🔵 GASOLINE
- 🟠 NATURAL GAS
- 🟡 BIOETHANOL

Scope 2
- 🔵 ELECTRICITY PURCHASED (MB)
- 🔴 DISTRICT HEATING
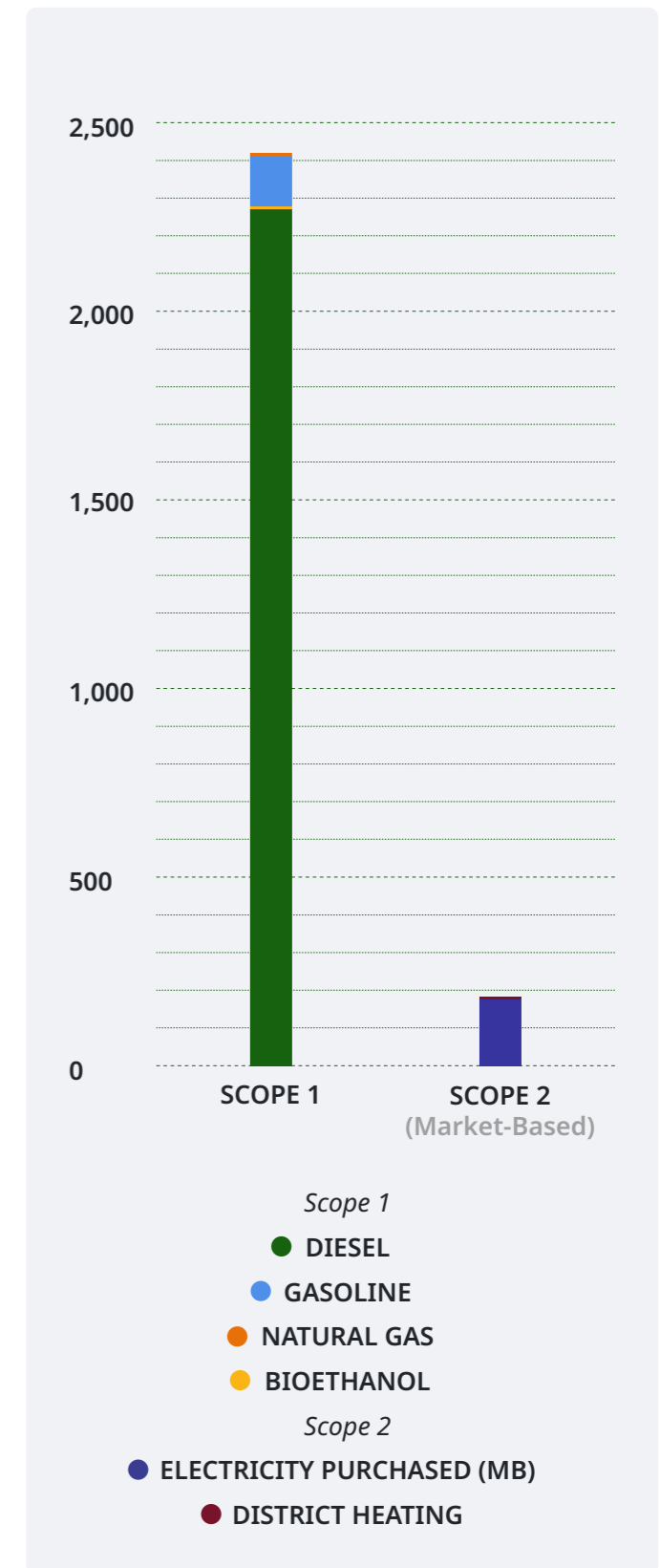
Ⓞ Scope 1 vs Scope 2 (MB) GHG emissions (tCO2e)

30,495
tCO2e

OTHER

2.4% — End-of-life treatment of sold products
2.7% — Upstream leased assets
2.9% — Employee commuting
0.5% — Business travels
1.0% — Waste generated in operations
1.8% — Fuel and Energy-Related Activities
1.3% — Capital goods

- **CAT. 1 - PURCHASED GOODS AND SERVICES:** 66.5%
- **CAT.4 - UPSTREAM TRANSPORTATION:** 7.8%
- **CAT.11 - USE OF SOLD PRODUCTS:** 12.9%
- **OTHER:** 12.7%

P Total Scope 3 emissions broken down by category (%)

Scope 3 emissions represent the majority of Planet Smart City's GHG emissions (30,495 tCO2e) and account for 92.1% of the Company's overall inventory. In total, ten Scope 3 Categories apply to our business and the results are displayed above (see **P**). Of the total Scope 3 emissions, the largest share (66.5%) is represented by Category 1 (Purchased goods and services), which includes emissions embodied in the materials, and products and services purchased or acquired in the reporting year. Further details can be found in the Note on Methodology, including descriptions of all Scope 3 Categories and information about data gathering and assumptions for each.

Reducing embodied and operational carbon

→ **Sustainable outcome: reduce energy consumption and associated GHG emissions**

In addition to the direct emissions generated by our activities, we are also evaluating the embodied and operational carbon associated with our residential developments. Our goal is to minimise the emissions generated throughout a development's lifecycle by considering the energy consumption associated with the production of building materials and construction activities, as well as the effects of energy consumed by residents while they are living in the homes. To reduce embodied carbon, we are designing our homes to be leaner, to use materials with lower embodied carbon, and to prioritise the procurement of local materials. We are now calculating embodied impacts from building materials and construction processes in terms of energy, carbon, water, and waste management using the One Click LCA software.

Our work to enhance natural lighting and thermal comfort to improve occupant well-being will also lead to lower energy consumption throughout the lifespan of our homes. Additionally, we are evaluating

OUR RESULTS

Smart City Laguna, Brazil
Smart City Aquiraz, Brazil

In 2022, 56% of houses had leaner designs. This yielded a reduction of 2.7% of the average embodied carbon ratio in building materials (tCO$_2$eq/m²) and a reduction of 5.3% of total embodied carbon in building materials (tCO$_2$eq), which represents an embodied CO$_2$eq emission saving of 428 tonnes in 2022.

Our measured emissions associated with building materials showed a total of 7,550 tCO$_2$eq in 2022, of which the most impactful material was cement (58%). The break down results per building material will guide future design alternatives and the procurement strategies to reduce GHG emissions.

When comparing between the new house model (Casa Flora) and the traditional model (Casa Iris), a reduction of 12% in the total embodied carbon in building materials (CO$_2$eq) was observed **Q**, **R**.

the potential for onsite renewable energy production at our projects, where possible. For example, in Smart City Laguna, we assessed the potential for solar panels to cover a portion of the community's energy demand with renewable sources. We are also aspiring to deploy digital services to balance energy demands with energy availability to enhance energy grid stabilisation. For example, a smart washing machine can be programmed with a smartphone app to run when there is a surplus of available energy in the grid, to redistribute peak energy demands throughout the day, effectively alleviating stress on existing energy infrastructure.

Ⓠ Casa Flora, Smart City Aquiraz, Brazil

Ⓡ Casa Iris, Smart City Aquiraz, Brazil

→ **Sustainable outcome: optimise indoor thermal comfort**

One of our primary goals is to create building spaces that are comfortable, attractive and practical for residents. To provide thermal comfort, we deploy passive design strategies that reduce reliance on mechanical heating[14] and cooling systems, allowing for more energy efficiency.

We evaluate the thermal conditions of each building and compare performance through design simulations and energy needs scenarios. We then incorporate passive design solutions during the planning and design phases through simulations and compare results to real-life reference values to ensure accuracy and future optimisation. We apply proven design enhancements to new projects, collecting and monitoring data, to compare the performance of new building models with its prior versions.

[14]In our current projects, thus far, in India and Brazil, because of their location, heating systems are not needed and using passive design strategies to cool the internal environment is the priority.

[16]We consider occupied hours to be the hours between 08:00 and 18:00.

OUR RESULTS

Smart City Laguna, Brazil
Smart City Aquiraz, Brazil

In 2022, we successfully increased thermal comfort in our residential developments in Brazil using passive design strategies, considering optimum building orientation and solar shading. We implemented the latter for 69% of houses built, including overhangs that provide additional shade, yielding one-degree temperature decrease and an increase of 7% in overall thermal comfort hours in living areas. We also incorporated, where possible, east-west orientation for openings best suited in the southern hemisphere. As a result, 100% of houses built in 2022 have living areas that experience 90% of occupied hours[16] in thermal comfort.

29% of the houses built in 2022 with an optimal orientation have 100% thermal comfort hours in living areas during occupied hours.

There was a 4% increase in thermal comfort levels in living areas for 29% of houses built.

→ **Sustainable outcome: optimise indoor natural light use**

One way to reduce a building's energy consumption is to maximise the amount of natural daylight, reducing the need for artificial lighting. We aim to emphasise natural illumination and visual comfort. During the planning stages, we incorporate passive design solutions in terms of window location, orientation, and size. Specialised daylighting simulation software allows us to test and verify designs to improve our results through data-driven decision making. We have seen positive results in our developments in Brazil, with illuminance values increasing up to 2.5 times the national performance requirement. In addition, daylight levels in bedrooms are more than double the highest recommended level stipulated in Brazilian regulation NBR15575. Similarly, the highest level of performance is maintained in living rooms and kitchens.

We test useful daylight illuminance and spatial autonomy to determine the quality of natural illumination. This indicates the amount of high-quality light available throughout the day between 100 and 3000 lux, reducing the need for artificial light.

OUR RESULTS

Smart City Laguna, Brazil
Smart City Aquiraz, Brazil

Our findings indicate that the kitchen and living room of the studied homes were occupied 95% of the time during the 08:00 to 18:00 period. These results demonstrate the effectiveness of our approach to maximise the use of natural light in building spaces, thereby reducing the need for additional artificial sources and creating more comfortable, energy-efficient environments for occupants.

100% of houses built in Brazil present illuminance values from sunlight that are at least 2x higher than the national regulation baseline value.

In 90% of the houses built, 83% of the indoor area is lighted with natural light during the occupancy hours.

In partnership with Tree Nation, we have planted over 1,340 trees. Forests are essential carbon sinks, and Planet recognises reforestation's vital role in climate change mitigation and ecological conservation. We also acknowledge that tree planting is not sufficient in itself as a long term solution, nor is it a substitute for reducing our GHG emissions, which is our priority and current focus. The visual shows the predicted carbon that will be absorbed over the course of 20 years, which represents the average lifespan of the trees.

tree-nation

1,343	**0.57**	**535.38**
Trees planted	Hectares reforested	Predicted amount of tCO$_2$eq captured
61%	**64%**	**72%**
751 Trees	0.334 ha	374.54 tCO$_2$eq
Brazil	Brazil	Brazil
27%	**22%**	**22%**
424 Trees	0.146 ha	127.96 tCO$_2$eq
India	India	India
12%	**14%**	**6%**
159 Trees	0.080 ha	31.64 tCO$_2$eq
United Kingdom	United Kingdom	United Kingdom
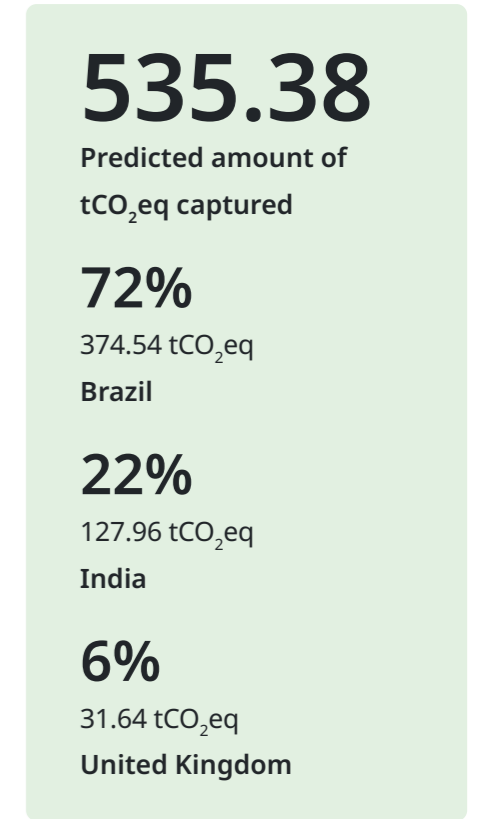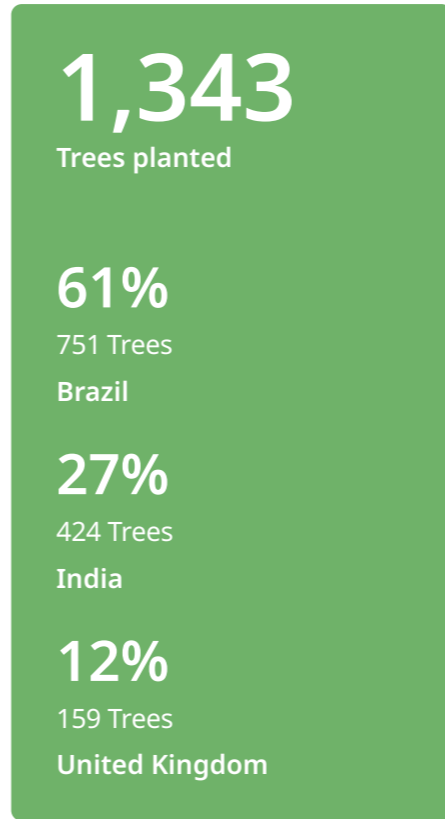
Success story

Energy usage monitoring on site at Universe

Vertical Smart City, India

A multi-family housing development is under construction at our Universe site in Pune, India. The project includes nine buildings with ground-floor parking and commercial areas. The podium level includes commercial spaces, a clubhouse, an Innovation Hub, multiple external recreation areas, open landscaped areas, and a sewage treatment plant.

At Universe in 2022, we implemented a pilot project to monitor energy consumption during construction. Our aim was to support the management of construction activities in reducing the consumption of energy and improving time and cost efficiency.

To monitor energy consumption on site, we implemented our own IoT (Internet of Things) system and collected data in real-time. A LoRaWAN[15] network was installed, with 33 electricity meters monitoring the entire construction site, which
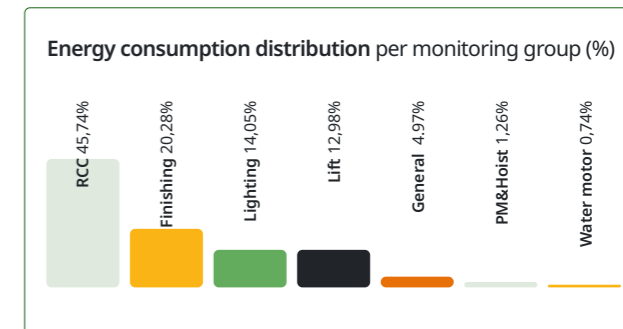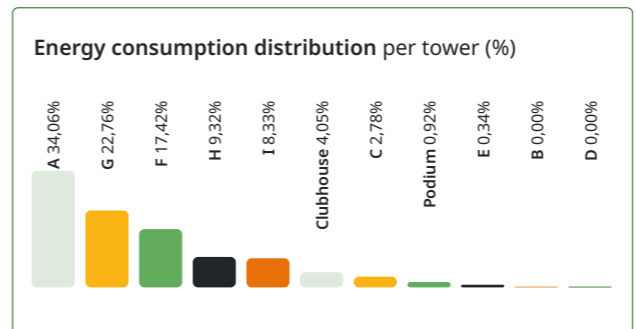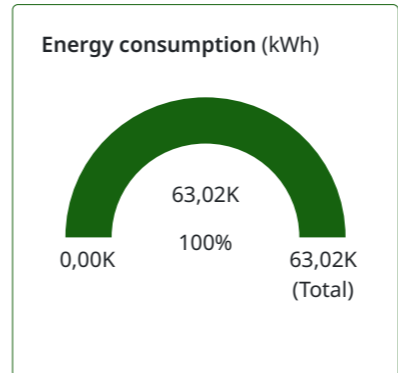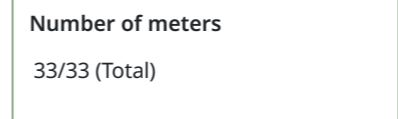

Number of meters
33/33 (Total)

Energy consumption (kWh)
63,02K
100%
0,00K   63,02K
(Total)

Energy consumption distribution per tower (%)
A 34,06%
G 22,76%
F 17,42%
H 9,32%
I 8,33%
Clubhouse 4,05%
C 2,78%
Podium 0,92%
E 0,34%
B 0,00%
D 0,00%

Energy consumption distribution per monitoring group (%)
RCC 45,74%
Finishing 20,28%
Lighting 14,05%
Lift 12,98%
General 4,97%
PM&Hoist 1,26%
Water motor 0,74%

S An example of Power BI visual collection data

transmitted data from the site to our cloud platform. The data collection was carried out through Planet SIM, linked to a Power BI platform. The output data is analysed to identify issues and savings opportunities. The network architecture is summarised in the diagram above **S**.

The monitoring period began on June 1st 2022, after the meters were installed, and remains ongoing as the project continues to develop. As of December 31st 2022, the total electricity usage since the beginning of the pilot was 63,020 kWh.

The dashboard also presents data by location (up to the various towers, clubhouse, and podium level), includes a map of the site, and classifies the final use of the electricity onsite into seven monitoring groups, such as lighting, machinery, lifts, and well pumps.

[15]A LoRaWAN is a Low Power, Wide Area (LPWA) networking protocol which wirelessly connects battery-operated devices to the internet and meets IoT requirements (bi-directional communication, secure, mobility and localisation services).

Building a community impact methodology

"We aim to strike a balance between tailoring social innovations to meet local needs and creating social programmes that can be replicated across our development projects.

On the one hand, we achieve this at a local scale by curating innovations based on our socioeconomic context analysis, with a focus on vulnerable groups[1].

On the other hand, our initiatives are replicable at a global scale as they intersect technological, spatial, and social infrastructure within our communities.

Community development is at the core of what we do and ESG perspectives have propelled our team to monitor our progress and results more thoroughly."

Elena Fabris
Head of Community Development

GRI 413-1: Operations with local community engagement, impact assessments, and development programmes

While this Sustainability Report aims to capture, through a GRI lens, how sustainable our organisation and operations are, Planet Smart City is also an impact-driven company. Whereas sustainability reporting focuses on the extent to which a company's everyday activities can be executed in a manner that is not environmentally or socially degrading, our impact-driven mission is to provide bespoke community development services to the residents of our homes.

A significant challenge facing many emerging economies is the availability of decent, affordable housing; our business model is shaped by this need for accessibility to such infrastructure. Our purpose is to provide more people with access to high-quality infrastructure, smart homes, technology, and shared services so that they can build sustainable communities. Driven by a strong desire to empower people, our teams work relentlessly to address the local socioeconomic challenges our residents experience.

[1]Vulnerable group: group of individuals with a specific condition or characteristic (e.g., economic, physical, political, social) that could experience negative impacts more severely than the general population.

Act smart for our communities

| Building our impact methodology | → | Validating our impact methodology | → | Scaling up our impact methodology |

B Our social impact process

Our business orientation towards producing positive impacts goes for our own residents as well as those of our partners and clients, involving our three business units **A**. This chapter focuses on three stages of impact creation for communities **B**: our community development methodology, how we deliver impact within Planet's communities, and how we support our partners and clients to do the same through advisory services.
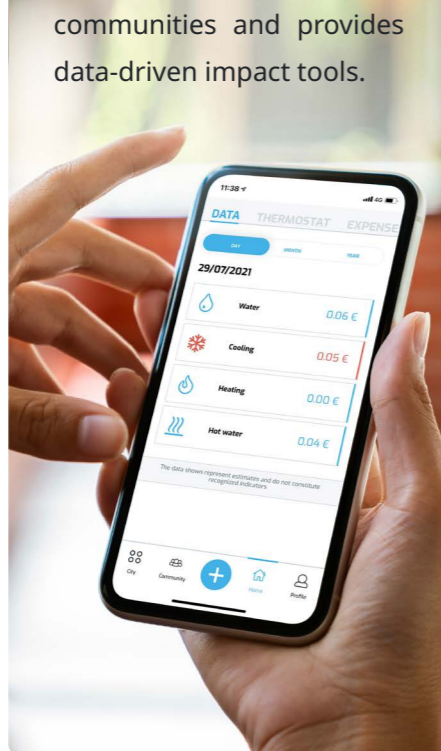
Real Estate unit
↓
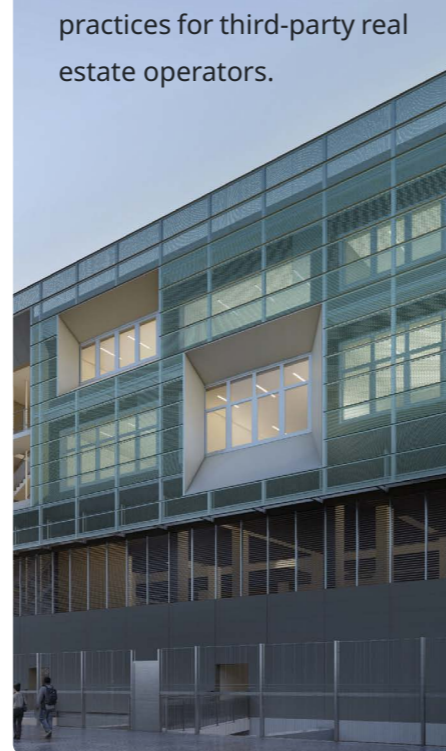Provides affordable housing units in countries with a specific need.
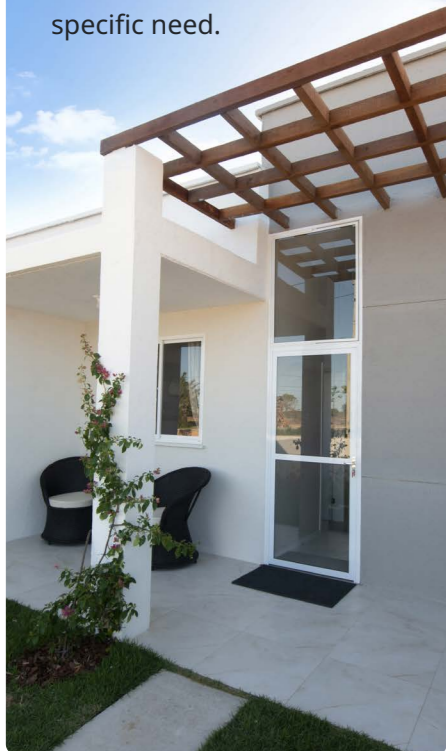
Digital unit
↓
Enables connectivity and access to services to our communities and provides data-driven impact tools.
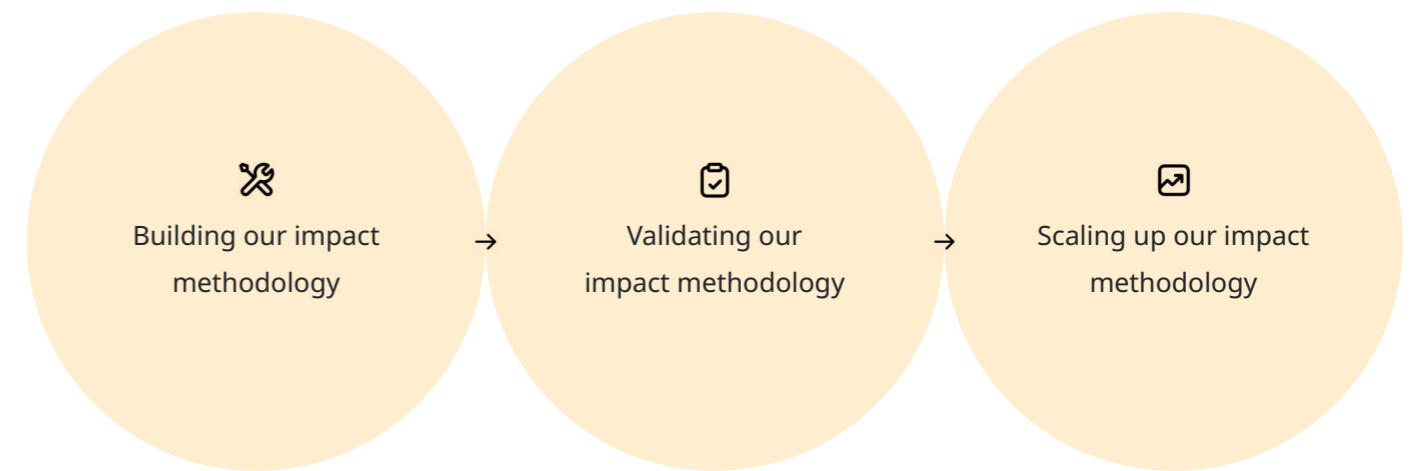
Advisory unit
↓
Facilitates and promotes the adoption of sustainable practices for third-party real estate operators.

A How our business units generate positive impact

Community Development Model

The well-being of our communities is at the forefront of our mission. In the countries where we operate, our impact strategy is based on responding to each community's specific needs. To instil a positive impact, our development process considers all the challenges and repercussions that urban transformation can cause and recognises the unique characteristics that each neighbourhood possesses.

The configuration of physical and digital assets enables smart living conditions in our neighbourhoods. The physical assets include the Innovation Hub, and a variety of flexible shared spaces. The IoT systems, the Planet App, and digital platforms support the connection between space, functions, and people. These platforms allow, for example, the booking of spaces and the registration of activities by residents and the collection and analysis of data for evaluating impact outcomes.

We involve the surrounding population before construction begins to ensure we build social infrastructure that meets the needs and expectations of each development's future residents. Our development activities concentrate on guiding change towards our long term objective of creating a completely autonomous community.

Our community development strategy is implemented through the Planet Community Experience, a systemic approach that considers individuals, groups, and macrosystems[2] while encouraging social networking and promoting circularity through resource sharing. Our final goal is the development of intergenerational neighbourhoods capable of sustaining themselves in the long run. Furthermore, our Community Managers oversee community development initiatives on the ground at each of our sites, interacting with residents regularly to encourage social activities and to collect feedback. They establish partnerships with resident associations, foundations, and local authorities, encourage skill development, respond to the needs of residents, present local services, combine resident ideas and skills, and promote group thinking to reimagine and create a better future.

[2]Macrosystem: the surrounding local economies with which communities exchange resources

Exploration

Prior to construction, we research and analyse the needs of local communities and future residents.

↓

Activation

Individuals and groups are invited to engage, creating a continuous feedback loop. "Early adopters" are identified within the community.

↓

Engagement

Residents are welcome to make suggestions and participate in the design process of their new local community. Additionally, strategic alliances with local organisations are forged as a means of long term support for local development.

↓

Consolidation

We establish local partnerships and engage citizen groups that organise and manage activities and services. The goal is to introduce a participatory Community Governance model in which the inhabitants take on leadership responsibilities and roles.

↓

Maintenance

Our Community Development staff follow up with Community Managers, who work on the ground. During this phase, our interventions enable the community to become independent and resilient, and residents can self-manage activities, initiatives, and services, ensuring we adapt to the evolving needs of each new community.

C The Community Experience and the Community Manager's actions

The Community Experience and the Community Managers actions are organised in five phases **C**. We base our development process on an Input-Output-Outcome-Impact framework. Our Theory of Change defines the general framework as a process-conscious model to explain the links between activities and their outcomes and the intermediate steps that lead to long term objectives. The general value contributed to the community is generated from the sum of all the single results throughout the full period. The diagram **D** pictures our Theory of Change as it applies to our projects for the use of the shared spaces in smart cities.

INPUT

Resources, opportunities, and needs of the community

Shared spaces

↓

ACTION

Everything that is part of the practical process of generating an output, starting from the inputs

Exploration, activation, engagement, consolidation, maintenance

↓

OUTPUT

The tangible results of the actions, such as initiatives, services, activities, or programmes that have been developed in order to achieve one or more specific outcomes

IT class, Latin American dance courses, Grandparent's fest

↓

OUTCOME

The effect of change on individuals - short to medium term effects that participate in generating the desired impact in the long term

Elderly people are able to use digital tools and experience continuous learning while socialising with other residents;

All residents, middle and low-income, can access services coherent with their needs, which help them save money;

Improved lifestyle through access to health initiatives;

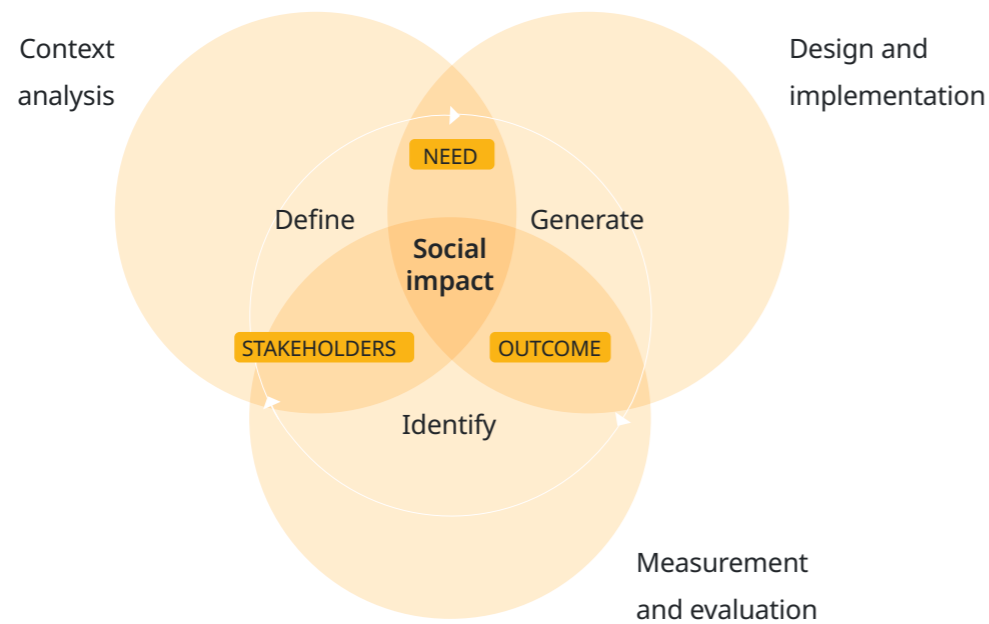More social connections and community empowerment between residents.

↓

IMPACT

The long term, broad effect on a community or society produced by multiple outcomes over time

Skills rate; Access to goods and services; Preventive lifestyle; Community vitality; Social diversity

Theory of Change **D**

Context analysis

Design and implementation

NEED

Define

Social impact

Generate

STAKEHOLDERS

OUTCOME

Identify

Measurement and evaluation

E Social impact generation

Tailoring interventions at the local level

All projects developed in 2022 included operations with local community engagement, impact assessment and development actions. We approach each local context singularly and define specific intermediate measurable objectives that constitute the steps to achieving our long term goals. In this phase, on each project, we adapt to the characteristics of the local environment and monitor progress. In order to understand local communities, unmet needs and unused assets and resources, we identify stakeholders, map potential social needs and categorise them (i.e., geographical distribution, social aspects etc.). We also pinpoint physical and digital assets to define all the accessible resources in the region.

If the local community is fully engaged in the development process, it is possible to monitor its progress through a continuous feedback loop. The promotion of goals, expectations and an engagement culture are pursued through the co-creation of programmes,

events, and services. Our approach involves collaborating with residents to co-design activities that meet their specific needs and interests, while also working with active residents to promote their autonomy and initiative in organising future events. Our focus will be on three main social target groups, including homemakers (especially stay-at-home mums), home business owners, and senior citizens. We aim to empower these groups and enhance their overall living experience through opportunities and support. In order to create meaningful social impact, we have to consistently measure the effectiveness of our response to specific needs **E**. We have identified four key goals that shape how we conduct our impact assessment.

- Local economy
- Neighbourliness
- Expense reduction
- Health

For each goal, a set of key impact areas is monitored to evaluate the effectiveness of our activities and identify possible challenges to tackle[3].

[3]Neighbourliness: refers to the degree of inclusivity in the community in terms of the level of engagement, the degree of heterogeneity of residents, and the ability to build relationships and trust.

Local Economy: building the community ecosystem
Impact on the local economy is a function of the following key variables.

Platform engagement
Represents the capacity of the Community Development model to scale up flexibly. Refers to the level of activation and interconnection of the Community system, both online and in person.

Micro-economy support
Measures the activities dedicated to the support of local businesses and individual micro-entrepreneurs among residents as well as citizens living and working within a range of five km of the smart city, both employed and unemployed. It refers also to the one-to-one coaching activities and the neighbourhood services for the creation of job opportunities.

Community vitality
Represents how many people are engaged in the community and how many activities are held in a given time period. Refers to activities of any kind and on any topic, considering the entire ecosystem of projects, services, and opportunities.

4 QUALITY EDUCATION   8 DECENT WORK AND ECONOMIC GROWTH

11 SUSTAINABLE CITIES AND COMMUNITIES

10 REDUCED INEQUALITIES   8 DECENT WORK AND ECONOMIC GROWTH

Neighbourliness: shaping the identity of the community
Impact on neighbourliness is a function of the following key variables

Community autonomy and activation
Represents the capability of the community to lead its own development. It refers to the activation of the residents in driving solutions and opportunities, organising and managing any kind of activity.

Gender equality
Represents the intention to offer equal opportunities within the community to any gender, from female and male. It reports on a variety of activities in general. It has a specific focus on female-driven projects for their empowerment.

Social diversity
Represents the inclusion of demographic categories in the community, focusing on variety and diversity. It refers to the compliance of the activities with the needs of all the audiences by a group in the context.

11 SUSTAINABLE CITIES AND COMMUNITIES

5 GENDER EQUALITY

10 REDUCED INEQUALITIES

Expense reduction: improving access to resources

Impact on expense reduction is a function of the following key variables

Access to goods and services

Refers to the sharing economy. Reports on the capacity of the Community Development model to support family income through cost saving as a result of sharing goods and services.

Community governance

Represents the organisation (by areas of intervention and work) of roles dedicated to the management and maintenance of the community and the territory. Reports on how inhabitants take charge of tasks and responsibilities useful to the community.

Health: ensuring residents' physical and mental well-being

Impact on health is a function of the following key variables

Preventive lifestyle

Represents the capability of the community to lead its own development. It refers to the activation of the residents in driving solutions and opportunities, organising and managing any kind of activity.

Skills rate

Measures the activities dedicated to upgrading and strengthening skills in general, such as IT classes for senior citizens and educational programmes for women and children. It reports on the growth in confidence and capability.

For each key impact area, data accountability is supported with objective and subjective information. The Community Managers collect the quantitative data from the field and analyse the information gathered by the digital platforms and IoT systems. On the other hand, subjective metrics rely on interviews with key stakeholders.

In the table below, a representation of objective and subjective metrics for two impact areas are reported.

IMPACT AREAS	OBJECTIVE METRICS	SUBJECTIVE METRICS
Platform engagement	What is the distribution in the percentage of registered residents? What is the distribution in the percentage of houses connected? What is the total number of partners in the project?	For residents: perception of increased community capacity to engage with local organisations and partners For partners: experience of positive outcomes while engaging with the community
Community governance	What is the distribution in the percentage of governance tasks in the community? What is the distribution in the percentage of households with a role in the community governance body? What is the total number of governance meetings?	Sense of fulfilment while taking a community governance role within the community over time Perception of shared community goals

Empowered and connected communities

Community Well-being

GRI 416-2: Incidents of non-compliance concerning the health and safety impacts of products and services

The well-being of our residents is at the very core of our business, from the design to the final use of our houses. During the design and construction phases, we select materials in accordance with international and local environmental and health and safety standards. Across our sites in Pune, as well as Smart City Natal and Smart City Laguna in Brazil, there were no instances of non-compliance linked to product and service safety during 2021 and 2022.

Success story

Smart City Laguna

Horizontal Smart City, Brazil

Smart City Laguna is located near Sao Gonçalo do Amarante, Ceará. The city lies 55 kilometres from Fortaleza, the region's capital, and around 51 kilometres from the coast and Pecém Complex.

According to a census, about 40% of the residents has received some level of basic education, while another 40% has graduated from college. The distribution between men and women is well balanced, with about 55% men and 45% women, following the trend of the municipality.

In 2022, several new families bought brand-new houses in Smart City Laguna on a monthly basis and moved into the neighbourhood, which has steadily expanded since May 2021. Furthermore, every family that has moved into the Smart City has been accompanied by the Community Manager. The manager has a fixed two-day presence per week, supported by a reception desk in the Innovation Hub as a constant reference point for residents. During 2022, in Smart City Laguna, we also significantly expanded our territorial network through the identification and creation of strategic partnerships with diverse regional and national entities.

In 2023, we are planning to implement two new main programmes:
• Viva o Verde, focused on issues related to education and environmental actions involving school educational visits to the hubs;
• Movimento Saúde, which will promote actions related to health, sports and well-being in the City and the surrounding areas.

Local economy
Desired outcome and highlights

Platform engagement
The intended result is to increase awareness of and accessibility to all local opportunities and community projects as well as engagement and collaboration with local organisations.

226
Residents connected to the App

160
Houses connected to the App

2,464
Non-residents in attendance

18
Local partners involved

28
Sessions led by local partners

14
Local retailers
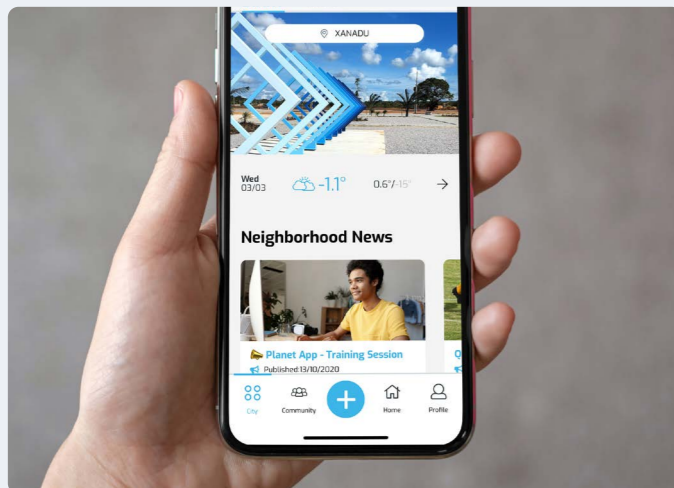
Micro-economy support
The desired outcome is to equip small business owners with the information and resources they need to manage their businesses, attract new customers, and form strategic partnerships.

474
Hours of coaching dedicated to local businesses (entrepreneurship classes, sales academies and individual coaching for entrepreneurs and micro-entrepreneurs)

3
Workshops dedicated to small local businesses

16
Businesses that attended workshops

Community vitality
The objectives are to encourage residents to make new acquaintances and to increase the neighbourhood's appeal as a secure place to live.

157
Community activities sessions

36
Community activities in the neighbourhood

4,590
Attendances[5] to community activities

Neighbourliness
Desired outcome and highlights

Community autonomy and activation
The goal is to enable residents to express themselves, drive community growth, and provide bottom-up solutions to common problems.

28
Co-designed activities (Tree Day, Children's Day, Family Day, Easter event)

45%
of the initiatives are started by active citizens[6]

Gender equality
The focus of our activities is to support unemployed and underemployed women in becoming financially independent.

21
Women that own a small business took part in the workshops dedicated to microentrepreneurs.

Social diversity
The objectives are to offer solutions and initiatives in the neighbourhood that involve all people from the surroundings and to provide educational guidance for children.

1
Innovation Hub, which includes a theatre, a library, and other amenities.

Expense reduction
Desired outcome and highlights

Access to goods and services
The desired outcome is to give all residents the possibility to access money-saving services in line with their needs, without having to leave the neighbourhood.

10

Community services

338

Shared tools

170

Shared bikes

538

Shared space reservations

Community governance
The desired result is to enable all stakeholders to self-organise and manage activities and services.

20

Members in the Residents Committee

5%

Distribution of households with a role in the committee

Health
Desired outcome and highlights

Preventive lifestyle
The focus of our actions is to improve mental and physical health and to make all residents benefit from an increased perception of security.

59

Sessions of sport dedicated activities

385

Attendances to sport dedicated sessions

Skills rate
The goal is to enable neighbourhood inhabitants to acquire the skills and information required to engage in continuous learning.

65

Hours of educational activities

39

Educational sessions in the neighbourhood

590

Attendances to educational activities

Success story

Three Jewels
Vertical Smart City, India

Three Jewels is located in Pune's rapidly expanding, middle-class Kondhwa suburb, which contains both residential and commercial properties. Kondhwa is renowned for its proximity to IT parks, schools, and shopping centres. Residents began moving into Three Jewels since 2017, where the majority of the population speaks Marathi, Hindi, and English as their native tongues.

The Community Management activities began in May 2022, and the Community Manager has been continuously present in the field since then, organising micro-initiatives and co-designing activities to improve the lives of residents. In 2022, we successfully engaged with over ten NGOs and potential local partners for future initiatives.

Image for illustrative purpose only

Local economy
Desired outcome and highlights

Platform engagement

The desired outcome is to have all residents aware of local opportunities and community initiatives, as well as for local organisations and the society committee to find new channels to reach their respective audiences.

4

Local partners involved

2

Sessions led by local partners

741

Non-resident attendances

553

Registered houses

Micro-economy support

Our overarching goal is to empower individuals to achieve their professional and entrepreneurial aspirations. For unemployed women, this means providing them with the necessary tools and knowledge to secure employment. For small business owners, our focus is to help them attract more clients and create strategic partnerships, leading to increased business growth and stability.

2

Workshops dedicated to small businesses

6

Entrepreneurs and small local businesses that attended workshops

Community vitality

Our objective is to ensure that all residents, regardless of age, have access to community initiatives that are pertinent and meaningful to their circumstances and needs. This includes providing residents with opportunities to make new social connections, especially senior citizens who may be seeking new avenues of social interaction. By fostering a sense of community and connection, we aspire to create an environment that is welcoming and supportive of all residents.

2

Local partners involved

2

Sessions led by local partners

20

Community activities in the neighbourhood

3,982

Attendances to community activities

Neighbourliness
Desired outcome and highlights

Community autonomy and activation

Our ultimate objective is to enable all residents to actively contribute to and steer the growth of their community. This involves providing them with the opportunity to express themselves, offer bottom-up solutions to common issues, and ultimately contribute to the well-being of their community.

17

Active citizens in the neighbourhood

6

Co-designed activities

1

Initiative started by active citizens

Expense reduction
Desired outcome and highlights

Community governance

The desired outcome is to have all stakeholders be able to self-organise and manage activities, initiatives, and services over time, while also having the society committee established with an effective governance structure.

17

Members on the Residents Committee

5%

Representation of households with a role in the committee

Gender equality

Our ultimate objective is to empower women and children to achieve economic independence and equal representation in society. This includes providing women with access to financial resources and educational opportunities and promoting their representation in governing bodies. In addition, we intend to improve their access to scientific and technological education so that they can pursue their professional ambitions. We hope to create a more equitable and inclusive community for all by empowering and supporting women.

2

Workshops dedicated to small businesses

25

Women took part this year in a series of workshops dedicated to female health awareness

Water stewardship

We encourage our communities to instil a culture of sustainable and conscious consumption, and we recognise that we have a role to play in leveraging technology to support this. Therefore, we have installed Planet SIM in 29 residential communities in India in 2022, including at Three Jewels.
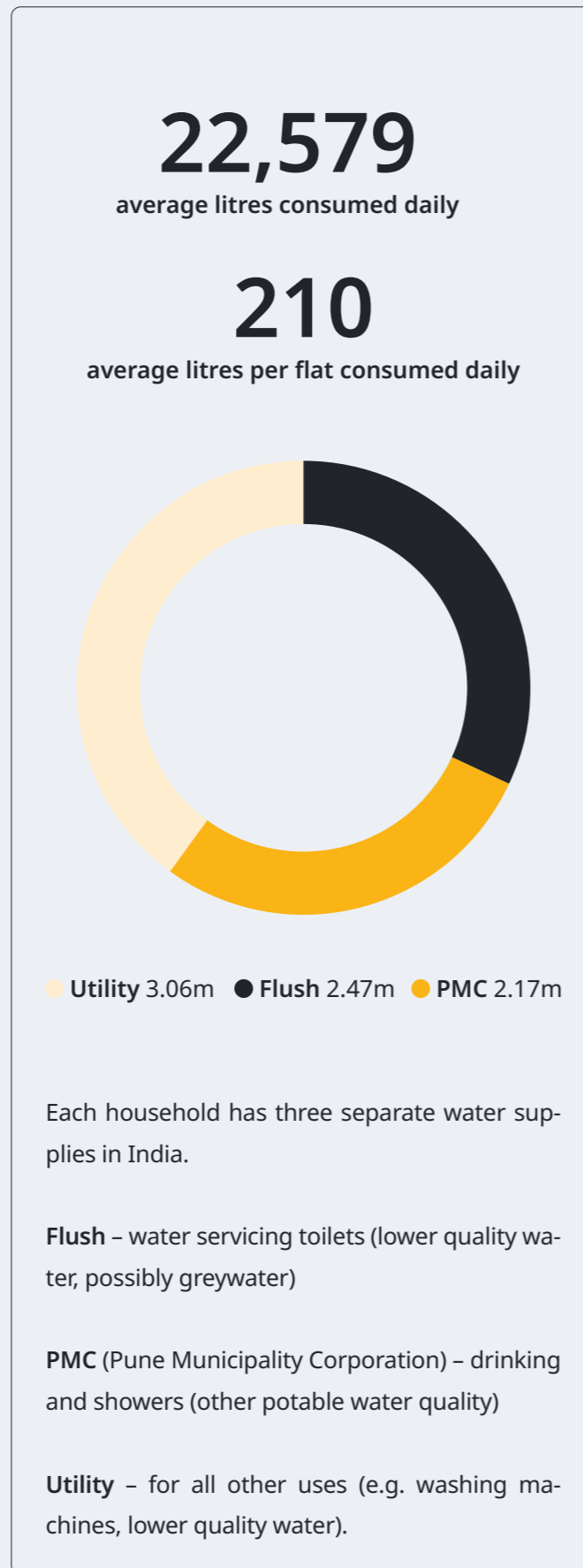
Planet SIM is a SaaS Intelligence of Things (IoT) platform for residential complexes, providing a single consolidated platform for all infrastructure management-related activities. It includes a selection of IoT solutions aimed at optimising utilities' costs and consumption, as well as the operation of the residential complexes, thanks to data-driven and automated decision-making. Planet SIM enables residents, facility managers, and management committees to monitor and manage critical infrastructure efficiently through an app, which is connected to the IoT sensors. From any location, users can get real-time updates on their resource use status, such as water use and availability, enabling communities to live more efficiently. Our digital platform has helped to manage over 315 million litres of water and ensure deliveries of over 7,000 water tankers in India.
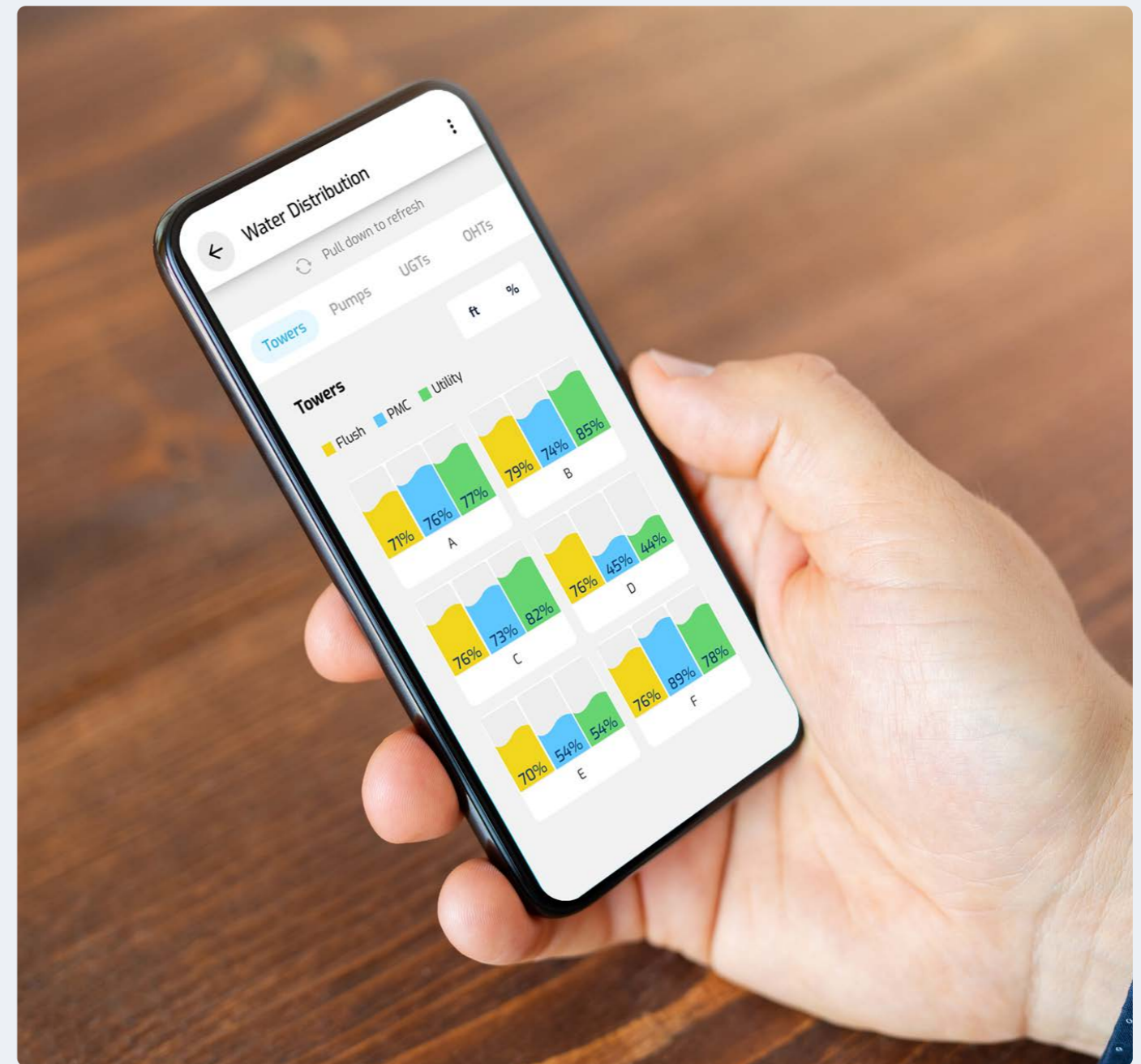
Planet SIM in Three Jewels

A milestone moment for our IoT sensors and Planet App took place at the Three Jewels site in India, where we deployed a monitoring system for all water supply tanks in real-time through the mobile Planet App. This optimised system allowed facility managers to monitor and manage the water tanks digitally, which culminated in notable water consumption savings.

Reducing water waste by tank overflow

This constitutes a huge improvement from the previous inefficient manual system of physically climbing up ladders of each tower block to check the tanks periodically to know when they needed refilling, or

22,579
average litres consumed daily

210
average litres per flat consumed daily

- Utility 3.06m
- Flush 2.47m
- PMC 2.17m

Each household has three separate water supplies in India.

Flush – water servicing toilets (lower quality water, possibly greywater)

PMC (Pune Municipality Corporation) – drinking and showers (other potable water quality)

Utility – for all other uses (e.g. washing machines, lower quality water).

F Data extracted from a Planet SIM water consumption report from Three Jewels

to switch the on/off pumps with the risk of overflow. The app enabled facility managers to know when refilling was necessary and to switch the on/off pump through their phones. Approximately 15 water tanker deliveries per week (from 40 weekly tanker deliveries to 25), which translates to an estimated 150,000 litres (an equivalent cost of 36,000 Indian Rupees) of water is saved every month due to reduced tank overflow.

Reducing water waste through leakage identification

This system also alerted facility managers that one of the tanks took longer to fill up than the others, which

could be a sign of a potential leak. Indeed, one was found in the pipe that brought underground water into the tank. Over a 12-hour period, 150,000 litres of water loss due to the leak was measured, and repairs were initiated immediately. Had the issue not been identified through Planet SIM, the leak could have lasted longer, resulting in more potable water wasted F.

Scaling up our impact

Our community development model is being applied across various regions of the world. We work as facilitators, advising real estate actors on ESG-related activities, including the integration of proptech solutions across planning and architecture, technological systems, social innovation, and the environment. Solutions are selected and applied according to each project and community's needs.

Success story

Quartiere Giardino: active labour market policies and territorial networking

Smart District, Italy

Active Labour Market Policies (ALMP) are government programmes that aim to reduce unemployment and facilitate job seeking. In Italy, the government funds ALMP projects to the reduce unemployment of vulnerable target groups. Territorial networking is one of our main community development goals. The project began with the publication of the Job Bulletin Board, to which locals responded positively and demonstrated interest in job-seeking opportunities. With AFOL, a non-profit local partner working on ALMP, we bridged the gap between the high unemployment rate in the neighbourhood and the difficulties in finding potential new recruits from the partner's side. In 2022, we registered 15 participants and an additional four women accessed free educational programmes dedicated to women out of work 🟠.

INPUTS

Unemployed residents

AFOL partners

OUTPUTS

ALMP and territorial network

Opening of a communication channel and a local touchpoint for residents to meet the local partners

Job Day

Residents can access courses and education needed for employability

Weekly updates on Planet App about open jobs at a local level

Residents can access ALMP services inside the neighbourhood

Four women access a free educational programme dedicated to women out of work

OUTCOMES

Residents have the skills and knowledge necessary to get a job

Residents have access to local job opportunities

AFOL is facilitated in finding its target group and can maximise the use of government funds

Unemployed women residents have the right skills for employability

IMPACT

Skill rate

Micro-economy support

Platform engagement

Gender equality

······ Unexpected outputs

Theory of Change through ALMP and territorial networking 🟠

INPUTS

All residents

Partners

OUTPUTS

Bike repair workshop

You can get spare parts to get a regenerated bike

You can share your knowledge with people to help fix a bike

You can use P2P knowledge sharing and community tools to get a bike fixed

Local communities join for the creation of Ciclofficina

OUTCOMES

Increase in sustainable transportation

Reduction in bike-related expenses

New social connections

Increase of social inclusion inside the neighbourhood

IMPACT

Community vitality

Access to goods and services

Community autonomy and activation

Social diversity

🄷 Theory of Change through the Ciclofficina

······ Unexpected outputs

Quartiere Giardino: the Ciclofficina, a community bike repair workshop
Smart District, Italy

This project was born from the need to create a place to gather abandoned bicycles from the area and give them a new life. The Ciclofficina is a community service dedicated to fixing bikes, sharing bike-related expertise and providing a space for people to meet and share their passion. A dedicated space is equipped with all the tools needed to repair bikes, which the residents can use for free, while socialising with neighbours. In 2022, the service was managed by five residents, 35 bikes were recovered every month and 25 have already been wholly repaired 🄷.
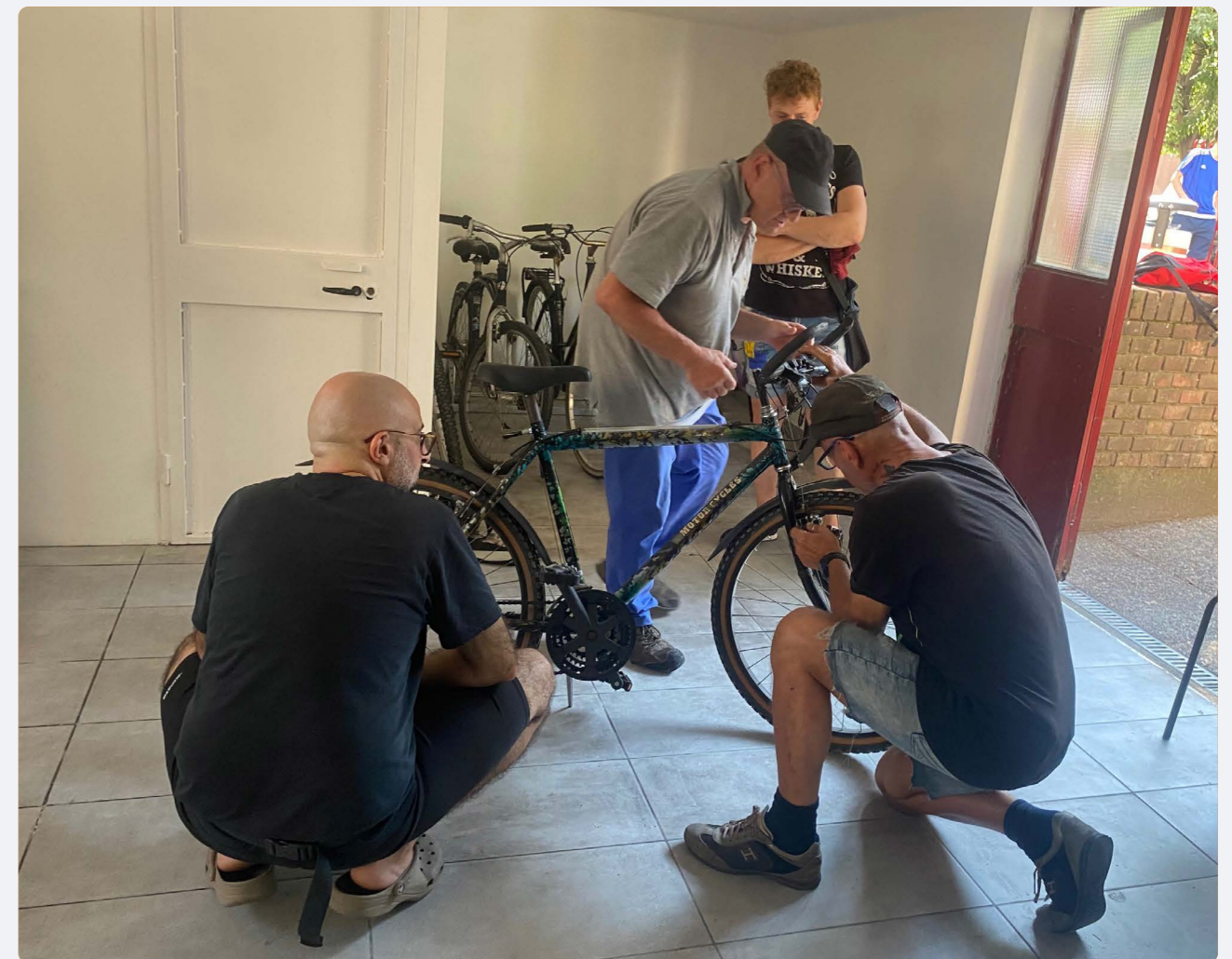
Act smart for our workforce

In our offices

> "Workplace management norms have drastically evolved in the post-pandemic era, and there is now increasing interest in HR-related ESG issues. At Planet, employee mental health and well-being have gained traction through our promotion of a culture of work-life balance, boosting employee satisfaction and retention.
>
> As we elevate our corporate social responsibility practices, diversity and non-discrimination have taken centre stage as a means to attract an engaged workforce on a global scale. We are working to instil stronger data monitoring processes, gathering disaggregated data on diversity metrics.
>
> Finally, as a property developer, the health and safety of our construction workers is crucial, and we have robust measures in place that we are constantly bettering to the benefit of our workforce."

Angelo Bestazzi
Chief Human Resources Officer

1,700
Collaborators worldwide

748
Individuals in our overall workforce

579
Direct employees
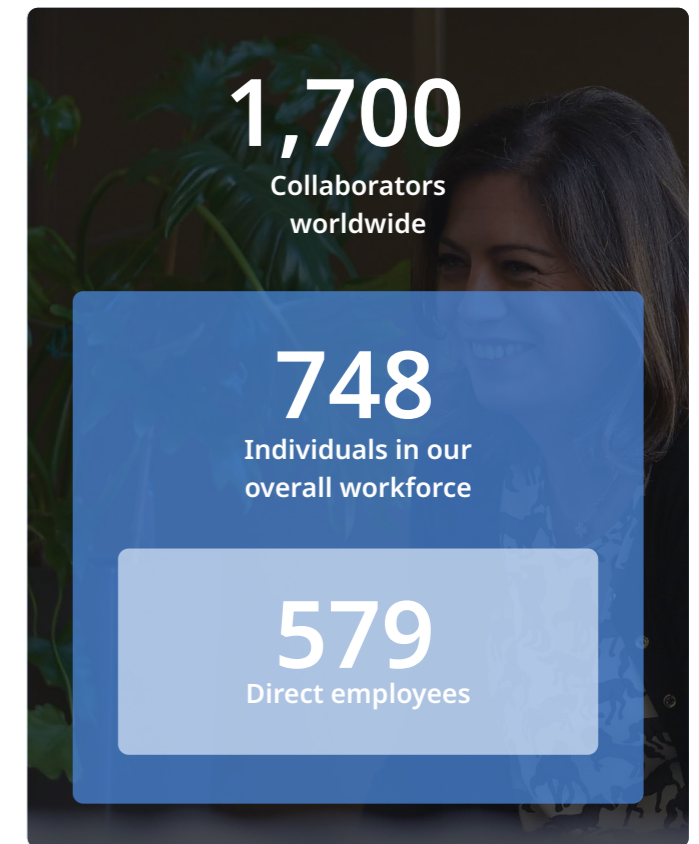
Our workforce Ⓐ

GRI 2-7: Employees

GRI 2-8: Workers who are not employees

GRI 401-1: New employee hires and employee turnover.

GRI 401-2: Benefits provided to full-time employees that are not provided to temporary or part-time employees.

GRI 404-1: Average hours of training per year per employee

GRI 405-2: Ratio of basic salary and remuneration of women to men (partial disclosure).

GRI 406-1: Incidents of discrimination and corrective actions taken.

Our people

Success for Planet Smart City is not possible without the hard work and continued dedication of our global workforce. Our objective is to build a team with a variety of abilities, experiences, and educational backgrounds, all of whom are motivated to fulfil their potential. Accounting for all external contractors, agents, and consultants, we constitute a cooperative working group of an estimated 1,700 collaborators worldwide Ⓐ, bringing our projects to fruition.

COUNTRY	MALE	FEMALE	TOTAL
United Kingdom	15	9	24
Italy	38	39	77
India	27	9	36
Brazil	381	61	442
Total	**461**	**118**	**579**

Ⓑ Employees disaggregated by gender, per country 2022.
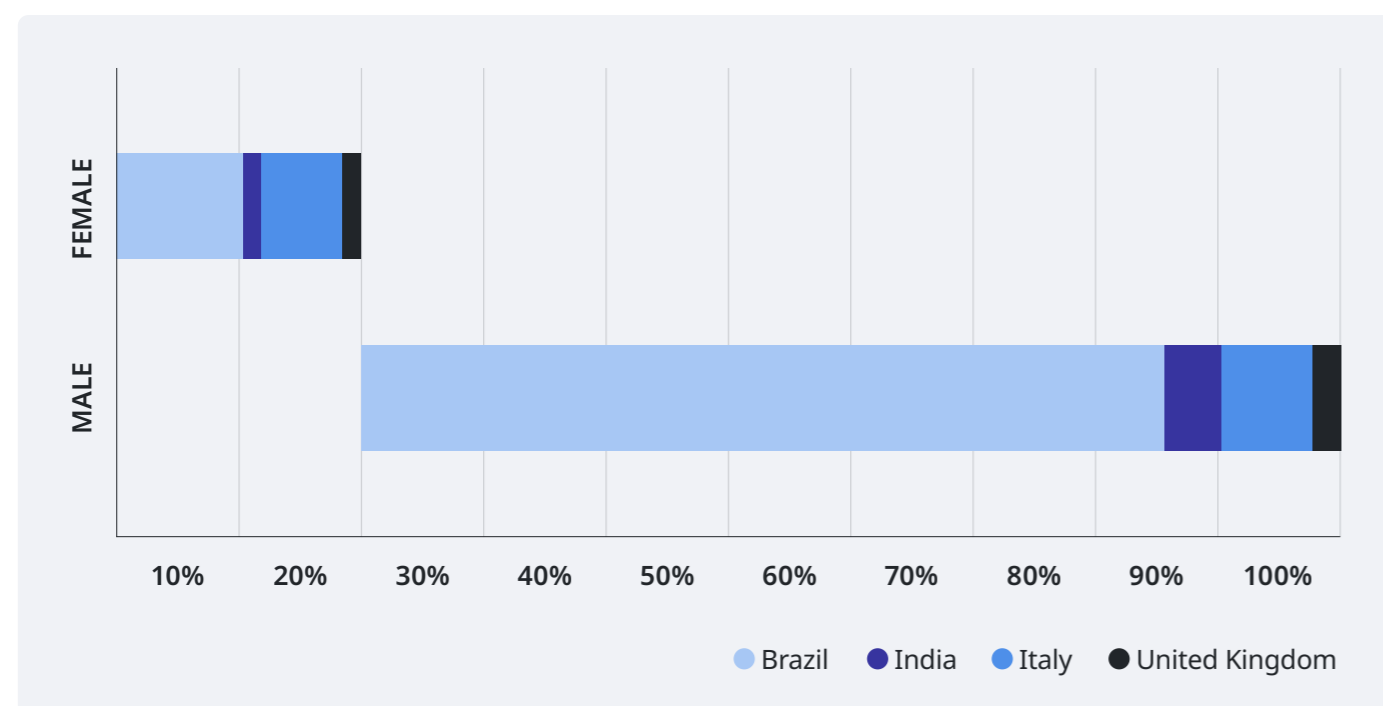
Ⓒ Distribution of our workforce by gender and office location

	MALE	FEMALE		2022
Total	**461**	**118**	**Hires**	**587**
			Male	527
Employees by type of contract			Female	60
Permanent	444	104	< 30 Years	232
Temporary	17	14	30 ≤ X ≤ 50 years	309
Full-time	461	116	> 50 Years	46
Part-time	0	2		
			Terminations	**542**
Employees by professional category			Male	519
Executives	8	1	Female	23
Managers	19	13	< 30 Years	222
White collars	123	96	30 ≤ X ≤ 50 years	275
Blue collars	311	8	> 50 Years	45
Employees by age				
<30 Years	149	30		
30 ≤ X ≤ 50 years	258	77		
> 50 Years	53	12		

Ⓔ New hires and terminations in 2022 disaggregated by age and gender.

Ⓓ Employees disaggregated by category and gender, 2022

At the end of 2022, we employed 579 direct workers in the four countries where we operate - UK, Italy, India, and Brazil[1]. Most of our people (76.3%) are based in Brazil, where the majority of our large-scale residential projects occur. In India, which represents 6.2% of our workforce, all Business Units are present with a strong focus on our Digital products. Our offices in London and Turin are home to 4.2% and 13.3% of our total staff, respectively Ⓑ.

The total number of workers (direct and indirect) at Planet includes seven interns and 162 self-employed individuals, constituting an overall workforce of 748 individuals belonging to 23 different nationalities Ⓒ. Permanent employees constitute over 94% of our overall workforce, with 444 male and 104 female workers in permanent roles at the end of 2022. The gender difference is prevalent in Brazil due to the nature of the construction work performed. Over 99% of our employees are hired on a full-time contract Ⓓ.

Our direct employees are mostly blue-collar workers (55.1%), followed by office workers (37.8%), managers (5.5%), and executives (1.6%). The prevalence of blue collars is due to the labour-intensive nature of housing construction and the competencies required in this field. Nearly 90% of our employees are under the age of 50 (30.9% under 30 years and around 57.9% between 30 and 50), with 11.2% aged over 50 (38 blue collars, 19 white collars, five managers and two executives). Looking at hiring and terminations, there was an overall increase in the number of employees from 2021 to 2022, with hires exceeding dismissals by 45.

Over 90% of the new hires are under the age of 50, and almost 40% are younger than 30 years old. Our hiring and turnover patterns in Italy, the UK, and India have remained relatively stable. However, Brazil experienced a significant change in employee numbers, with 515 new hires and 518 terminations in 2022, due to the closing phase of a large-scale residential project. This is a typical trend in the real estate sector, as construction projects are characterised by hiring and termination peaks during the start and closing phases of the development works Ⓔ.

[1]Please refer to the Note on Methodology to better understand the boundaries (Djungle and Politecna are not included).

Employee protections and benefits

We strive to create a welcoming workplace where employees can thrive and reach their full potential. We recognise that a healthy balance between work and personal life is crucial to enable our employees to leverage their skills fully.

In all regions where we operate, we provide our employees with nationally-regulated protections and benefits. For our offices in Brazil, India, and Italy, these include healthcare insurance, disability and invalidity coverage, and parental leave, which is provided to both full-time and part-time employees. In terms of benefits, lunch tickets are provided to full and part-time direct employees in Italy.

Diversity and inclusion have always been important to us; we are dedicated to fostering a workplace where all employees are treated fairly, regardless of gender, age, or other minority group characteristics. We have found no incidents of discrimination between 2020 and 2022[2]. We are committed to promoting non-discrimination and equal opportunity across all of our locations, and we will continue to take action to address any issues that arise.
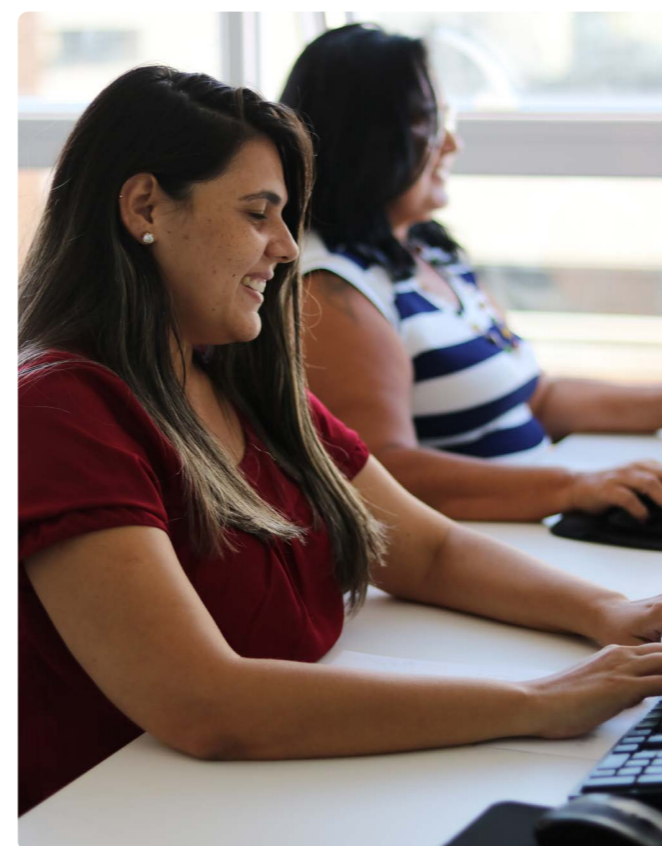
As our first attempt to compute our gender pay gap, we have found that women are paid, on average at executive and managerial levels, 76% of what men are paid for roles of the same seniority level. This may be the result from a combination of factors, including a lack of opportunities for women in senior positions or varying market value of different roles at equivalent seniority levels. Meanwhile, for non-leadership white-collar roles, women were found to be paid at 108% of what men are paid for roles of comparable seniority. We do not have data pertaining to a gender pay gap for blue-collar roles on our construction sites. These calculations are carried out using the base salaries of our workforce, meaning bonuses are not included[3]. This is not to say that a gender pay gap does not also exist in the remuneration of bonuses. Further, these numbers are averages of all our offices (UK, Italy, Brazil, India), meaning there could be smaller or larger gaps across regions. We are committed to fulfilling the official requirements for the 405-2 GRI disclosure for the reporting year 2024.

Looking ahead, we are committed to engaging with our workforce on mental health and well-being topics, which will feed a plan to make improvements to the overall work-life quality for our people.

Furthermore, we are committed to measuring and reporting our gender pay gap on an annual basis. Finally, we are committed to monitoring diversity metrics more in-depth (for example, gathering metrics on our workforce in terms of ethnicity, disability, and gender identity) to be able to better diversify our workforce and to understand if such groups are discriminated against in terms of treatment or remuneration. These commitments are outlined in our Sustainability Plan.

[2] Please see Note on Methodology.

[3] This is a partial disclosure. Please see Note on Methodology.

Investing in our people

Performance management

Our workforce management and development processes are based on the OKR (Objectives and Key Results) methodology. This strategic goal-setting methodology is used to set annual measurable objectives and track results across different, interdependent activities and functions. In this way, individuals and teams can set goals and achieve results in a measurable way. The OKRs are kept aligned with our changing business needs and priorities. This methodology aims to enhance data-driven culture (quantitatively and qualitatively), transparency (the objectives are visible to everyone, at all levels), and organisational agility in the context in which they are inserted (OKRs are redefined quarterly).

As part of our annual appraisal process, we evaluate different indicators. We place great emphasis on the ability to innovate, social skills, and a drive to work hard, as key accelerators that multiply an individual's potential influence on our future success.

In 2022, the goal-setting and appraisal process benefited from the introduction of the Talentia platform. Talentia is an HRIS (Human Resources Information System) that enables more efficient and effective management of HR processes, including organisational structure, compensation, talent acquisition, seamless documentation, and international mobility. Talentia will enable the development of a KPIs system that will further develop management's ability to make decisions based on objective and quantifiable evidence, including on the gender and diversity of our workforce.

Skills development

We believe that training is a valuable asset for ensuring statutory compliance and maintaining the highest standards of quality and safety throughout our operations, as well as furthering the expertise of our workforce. Our training programmes have been designed to equip all staff with the degree of knowledge required for their individual positions and responsibilities. In 2022, a total of 4,505 hours of learning and development was provided to our employees, and we remain committed to providing training and development opportunities to all our employees, regardless of their job classification ⓕ.

By investing in our workers' professional development, we demonstrate our commitment to supporting their growth and success. In addition, our training programmes are a helpful resource for identifying potential areas for improvement and developing tailored solutions to implement them. Employees are given the opportunity to select trainings and

● **WHITE AND BLUE COLLARS** 8.23   ● **EXECUTIVES** 14.94   ● **MANAGERS** 14.25
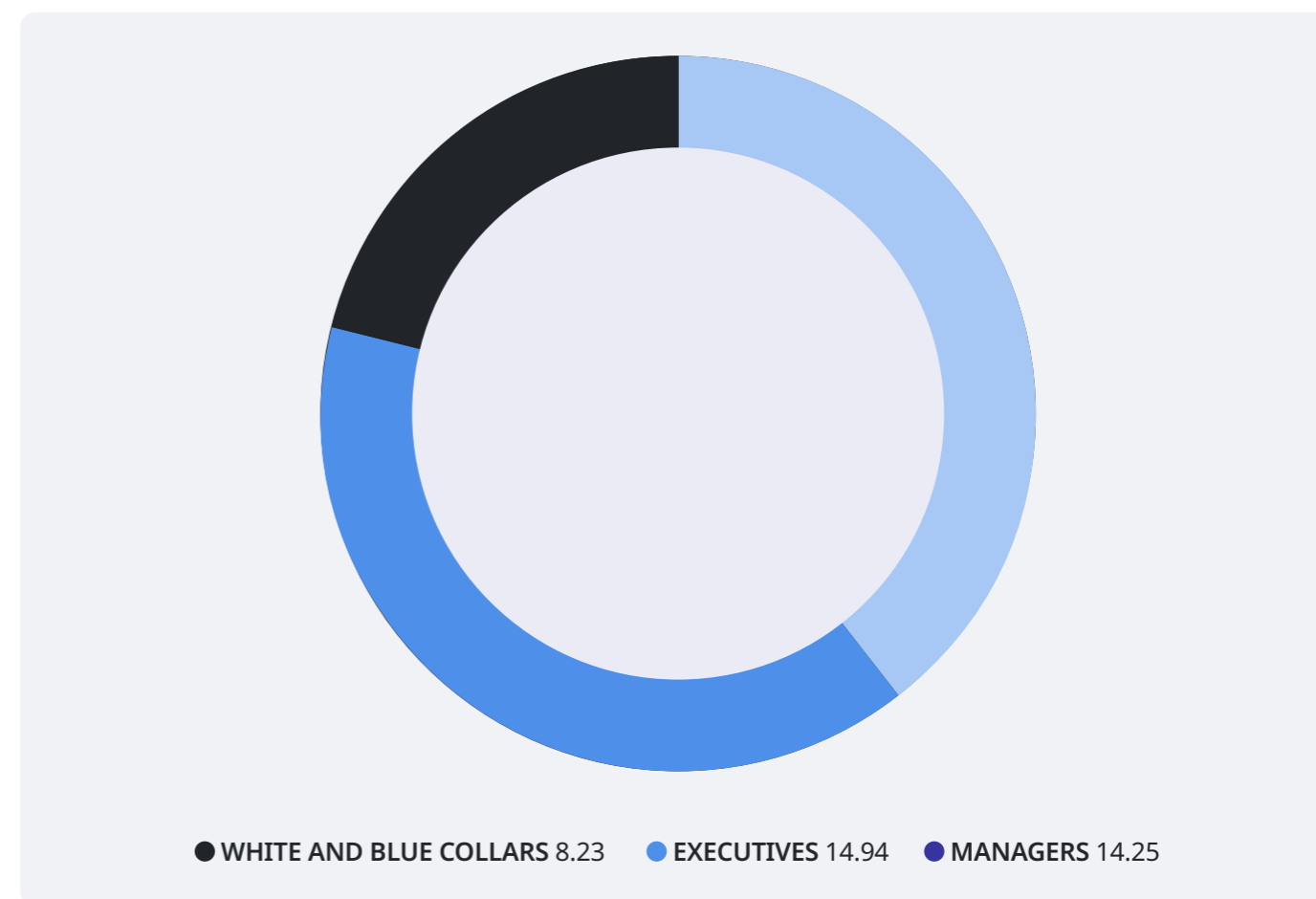
Total hours of training in 2022 per employee category ⓕ

certifications that they deem worthy of their professional development, for which they may receive approval on a case-by-case basis. In 2022, we had an average number of hours of training globally at 10.3 hours for women, and 3.9 hours for men[4]. We delivered an ESG training session to all our employees this year and are committed to doing so on a regular basis to instil a strong understanding of the importance of sustainability in our business practices. This is outlined in our Sustainability Plan.

[4]This data does not include training delivered in Brazil, as a break down by gender was not available.

At our sites

GRI 403-1: Occupational health and safety management system

GRI 403-2: Hazard identification, risk assessment, and incident investigation

GRI 403-3: Occupational health services

GRI 403-4: Worker participation, consultation, and communication on occupational health and safety

GRI 403-5: Worker training on occupational health and safety

GRI 403-6: Promotion of worker health

GRI 403-7: Prevention and mitigation of occupational health and safety impacts directly linked by business relationships

GRI 403-9: Work-related injuries

Protecting our people

As we operate in the construction industry, the health and safety (H&S) of our people is a top priority. H&S concerns are addressed according to regional rules and standards to ensure local management of H&S, and our operations in Brazil and India rely on well-established management methods that ensure strict adherence to national standards. In our Universe and Three Jewels projects in India, as well as in our projects in Brazil, all levels of the organisational chart are subject to the direct and structured involvement in health and safety-related issues; these functions are given specific competences and responsibilities over the application of safety procedures and kept up to date through regular training sessions, for example, safety orientation, operation of machinery, handling of materials, and working at heights.

In Brazil and India, our operations comply with national industry best practices on occupational health and safety programmes. The systems currently implemented are PCMAT - Programme for Working Conditions and Environment in the Civil Construction Industry and PCMSO - Programme for Medical Control of Occupational Health. In the pipeline for June 2023 is the implementation of the PGR - Risk Management Programme.

The regulatory standards apply to all sectors and functions, thus covering the entire workforce. In Brazil, we have an H&S technician, as well as an engineer on site in order to identify all work-related hazards and assess risks on a regular basis, to ensure all processes are safely performed. H&S conditions are continuously monitored through the generation of indicators and through meetings with management held every 15 days, to correct any noncompliance or risky situation.

Our workers are encouraged to report all risky situations directly to safety professionals in the field during the cycle of debates during the weekly safety meeting through the members of the CIPA (Internal Commission for the Prevention of Accidents and Harassment). The CIPA represents all employees and through regular meetings it explains safety actions, and it receives demands for situations to seek solutions and continuous improvement. Employees have free access to safety programmes, which are made

available on-site. Moreover, we ensure the protection of our employees by working with a health clinic for clinical health examinations and the issuance of occupational health certificates. Employees are regularly referred to the clinic for tests that determine whether they can carry out their professional duties safely. Furthermore, following the Health Medical Control Programme, we aim to prevent, track, and diagnose work-related health problems at an early stage. The

programme entails an annual report detailing the number and nature of medical examinations, results and a list of actions taken to comply with safety standards. Together with monitoring of employees' health and safety, we provide essential on-the-job health and safety training to our people, for example, fire prevention and fighting, safety in activities with electricity and safety in working at height, as well as voluntary health promotion services (vaccination

	UOM	2021	2022
Total number of worked hours	hours	1,103,245	1,306,690
Total number of recordable work-related injuries	n.	3	4
Of which high-consequence work-related injuries (>6 months of absence), excluding fatalities	n.	2	1
Work-related injury rate[5]	-	0.54	0.61
High-consequence work-related injury rate[6]	-	0.36	0.15

G Employees health and safety[7]

programme, prostate and breast cancer prevention awareness programmes or suicide prevention awareness programmes).

In India, for both Universe and Three Jewels projects, safety regulations follow the BOCW (Building and Other Construction Workers) norms regulation for construction premises. The processes used to identify work-related hazards and assess risks follow the Hazard Identification Risk Assessment (HIRA), which allows us to manage and control the risks associated with construction projects to avoid incidents. In addition, all our workers in India can report work-related hazards by means of Toolbox, a dedicated reporting tool for workers on site, also used for daily direct communication.

On our sites, monthly Safety Committees take place, attended by project managers, engineers, subcontractor representatives, managerial and non-managerial staff, and workers' representatives. The sanitary coverage is guaranteed by the BOCW registration issued for all workers to avail of non-occupational medical services affiliated with local BOCW Hospitals and Medical Centres.

Furthermore, for the Universe site in Pune, a qualified medical representative is always available on site for consultation. We also provide regular training sessions designed as per the ongoing activities on site and delivered in-house by dedicated safety representatives G. During 2022, we recorded five injuries on our sites in Brazil. In 2021 and 2022, no fatalities were registered. We also monitor and disclose H&S data concerning workers who are not employees but whose work and/or workplace is under our control.

In 2022, our global work-related injury rate was 0.61 (see table above). Moving forward, we are committed to implementing an on-site H&S guideline and policy. The guideline will detail the education to be provided to the workforce, the health and safety strategy to be adopted, the tools to be used, and the reporting and controlling activities to be performed. Although we have many health and safety measures already in place, this would serve to institutionalise the importance of this topic for our construction workforce, who make our residential developments possible.

[5]Calculated as the total number of injuries multiplied by 200,000 and divided by the overall number of hours worked in the reporting period.

[6]Calculated as the total number of high-consequence injuries multiplied by 200,000 and divided by the overall number of hours worked in the reporting period.

[7]The reported data refers to the operational sites in Brazil and the two Indian sites Universe and Three Jewels.

Scope of reporting

GRI content index

The material of the present Sustainability Report refers to the following GRI Standards.

GRI 2: General Disclosures 2021		
Disclosure	**Page**	**Notes**
The organisation and its reporting practices		
2-1 Organisational details	9	Legal name: Planet Holding Ltd.; Nature of ownership: Private, non-listed entity; Legal form: Limited Company, REGISTERED NUMBER 10191422
2-2 Entities included in the organisation's sustainability reporting	116	-
2-3 Reporting period, frequency and contact point	116	-
2-4 Restatements of information	-	Due to the first year of reporting, no restatements are present in the text.
2-5 External assurance	-	The report is not subject to external assurance for the reporting year 2022.
Activities and workers		
2-6 Activities, value chain, and other business relationships	16	-
2-7 Employees	95	-
2-8 Workers who are not employees	95	-

GRI 2: General Disclosures 2021

Disclosure		Page	Notes
Governance			
2-9	Governance structure and composition	16	-
2-11	Chair of the highest governance body	-	The Chair of the highest governance body is our Chairman, Stefano Buono, a non-executive director
2-13	Delegation of responsibility for managing impacts	16	The ESG Committee has the delegated authority of the Board in respect of all ESG matters Planet Smart City has also created a dedicated ESG team under the responsibility of the COO, headed by an ESG operational lead who directly oversees impact management with key internal stakeholders, ESG strategy and sustainability reporting.
2-15	Conflicts of interest	16	In 2022, Planet Smart City requested all employees to disclose any conflict of interests. Declarations received were assessed and cleared by members of the internal Ethics Committee. Related parties' transactions were disclosed in the annual financial statements as requested by IFRS principles.
2-16	Communication of critical concerns	16	In 2022, there were no concerns of critical nature communicated to the Board.
Strategy, policies and practices			
2-22	Statement on sustainable development strategy	2	-
2-23	Policy commitments	16	The commitments do not require due diligence processes and precautionary principles. Planet Smart City's policies are not published as of now, but are made available internally to all relevant stakeholders.
2-24	Embedding policy commitments	16	Each policy is reviewed and approved by the Leadership and the Board. Once published and transmitted to employees and other stakeholders, each Head is responsible for themselves and their team to adhere to the principles included therein
2-26	Mechanisms for seeking advice and raising concerns	16	-
2-27	Compliance with laws and regulations	-	In 2022, zero instances of non-compliance with laws and regulations have been recorded.

GRI 2: General Disclosures 2021

Disclosure		Page	Notes
Stakeholder engagement			
2-30	Collective bargaining agreements	-	Italian and Brazilian (including blue collars) employees are covered by collective bargaining agreements.
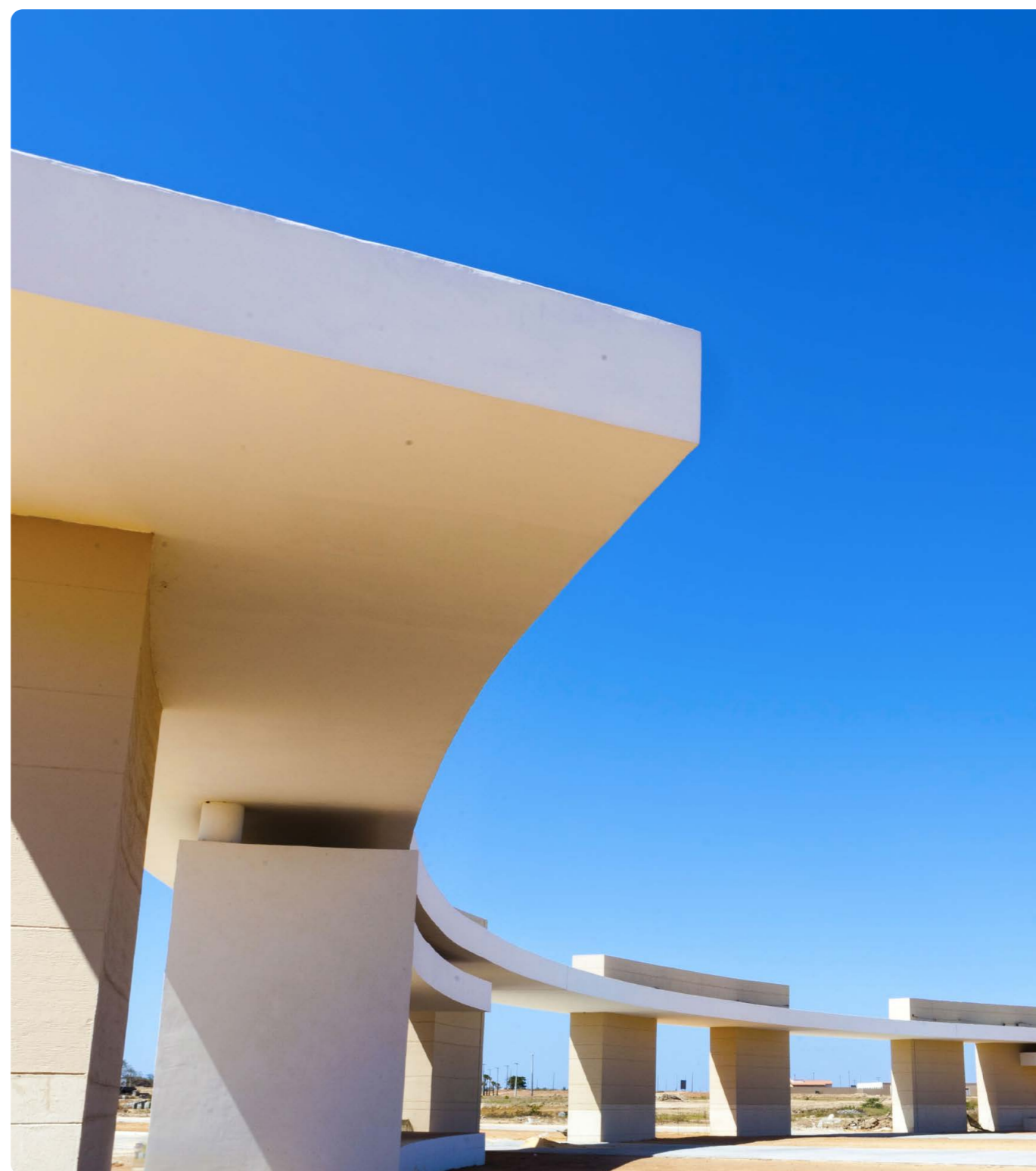
Indirect economic impacts

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 204: Procurement practices 2016	GRI 204-1: Proportion of spending on local suppliers	9	-

Business ethics

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 205: Anti-corruption 2016	GRI 205-1: Operations assessed for risks related to corruption	16	-
	GRI 205-3: Confirmed incidents of corruption and actions taken	16	-
GRI 206: Anti-competitive behavior	GRI 206-1: Legal actions for anti-competitive behavior, anti-trust and monopoly practices	16	-

Climate change

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 302: Energy 2016	GRI 302-1: Energy consumption within the organisation	59	-
GRI 305: Emissions 2016	GRI 305-1: Direct (Scope 1) GHG emissions	59	-
	GRI 305-2: Energy indirect (Scope 2) GHG emissions	59	-
	GRI 305-3: Other indirect (Scope 3) emissions	59	-

Management of water resources

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 303: Water and effluents	GRI 303-1: Interactions with water as a shared resource	54	-
	GRI 303-2: Management of water discharge-related impacts	54	-
	GRI 303-3: Water withdrawal	54	The disclosure does not include the sources of water withdrawn as the information is not mapped.
	GRI 303-4: Water discharge	54	The disclosure does not include the destinations of water discharges as the information is not mapped.
	GRI 303-5: Water consumption	54	-

Management of waste

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 306: Waste 2020	GRI 306-1: Waste generation and significant waste-related impacts	52	-
	GRI 306-2: Management of significant waste-related impacts	52	-
	GRI 306-3: Waste generated	52	-

Land degradation

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 301: Materials 2016	GRI 301-1: Materials used by weight or volume	50	-
GRI 304: Biodiversity	GRI 304-1: Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	57	-
	GRI 304-2: Significant impacts of activities, products, and services on biodiversity	57	-

Job and talent creation

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 401: Employment	GRI 401-1: New employee hires and employee turnover	95	The ratio of new hires and turnover was not computed due to a lack of data in 2021.
	GRI 401-2: Benefits provided to full-time employees that are not provided to temporary or part-time employees	95	-
GRI 405: Diversity & Equal Opportunity 2016	GRI 405-1: Diversity of governance bodies and employees	16	-
	GRI 405-2: Ratio of basic salary and remuneration of women to men	95	The data on this topic constitutes a partial disclosure as we only referred to the base salaries of our workforce and not the bonuses.

Skills development

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 404: Training and Education 2016	GRI 404-1: Average hours of training per year per employee	95	The data on training in sites and offices in Brazil are not disclosed because data by gender were not available.

Health and safety

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 403: Occupational health and safety	GRI 403-1: Occupational health and safety management system	102	-
	GRI 403-2: Hazard identification, risk assessment, and incident investigation	102	-
	GRI 403-3: Occupational health services	102	-
	GRI 403-4: Worker participation, consultation, and communication on occupational health and safety	102	-
	GRI 403-5: Worker training on occupational health and safety	102	-
	GRI 403-6: Promotion of worker health	102	-
	GRI 403-7: Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	102	-
	GRI 403-9: Work-related injuries	102	-

Protection of human rights

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 406: Non-Discrimination 2016	GRI 406-1: Incidents of discrimination and corrective actions taken	95	-
GRI 411: Rights of Indigenous people	GRI 411-1: Incidents of violations involving rights of Indigenous peoples	9	-

Local communities

GRI Standard	Disclosure	Page	Notes
GRI 3: Material Topics 2021	GRI 3-1: Process to determine material topics, GRI 3-2: List of material topics	35	-
GRI 413: Local communities	GRI 413-1: Operations with local community engagement, impact assessments, and development programmes	71	-
GRI 416: Customer health and safety	GRI 416-2: Incidents of non-compliance concerning the health and safety impacts of products and services	80	-

Note on methodology

Reporting principles and criteria

Planet Smart City's Sustainability Report 2022 was drafted with reference to the Global Reporting Initiative (GRI) Sustainability Reporting Standards. This publication marks the beginning of our sustainability journey, in which we aim to clearly and transparently communicate our environmental, social, and economic impacts and performance to stakeholders. We plan to publish our Sustainability Report annually, which will offer insight and information on sustainability issues that concern our business activities. This will also enable us to expand our scope of data collection and reporting for material topics over the coming years. The content of this Report reflects the results of our materiality assessment as defined in the paragraph "Materiality" of this Note on Methodology.

Scope of reporting

The qualitative and quantitative data outlined below relate to the reporting year 2022 (January 1st – December 31st). Whenever possible, data for the two years preceding 2022 (2020 - 2021) have also been included to provide a comprehensive and comparable account of the social performance achieved by the Company during the reference period. Only environmental data for 2022 was available and thus considered, with the exception of project Environmental Impact Assessments. Specifically, the reporting parameters include our corporate offices in London (UK), Turin (Italy), Fortaleza (Brazil), and Pune (India); the construction sites of Smart City Natal (Brazil), Smart City Aquiraz (Brazil), Smart City Laguna (Brazil), and Universe (India); and the Innovation Hubs in Smart City Natal and Smart City Laguna. The locations of the offices, hubs, and construction sites falling within the reporting scope are detailed in table Ⓐ. These locations represent those that we report upon in this document, and not all locations belonging to Planet Holding Ltd.

Quality reporting principles

With reference to the GRI Standards 2021, our Sustainability Report adheres to its criteria of accuracy, clarity, comparability, completeness, sustainability context, timeliness, and verifiability. The data gathering and reporting methods are organised to enable information comparability and proper interpretation by our stakeholders. Finally, Planet Smart City's 2022 Sustainability Report is not subject to external assurance.

Name/Location	Type	Address
London	Office	83 Victoria Street, SW1H 0HW London, England
Turin 1	Office	Corso Valdocco 2, 10122 Turin, Italy[1]
Turin 2	Office	Corso Francesco Ferrucci, 112, 10138 Turin, Italy
Fortaleza	Office	Avenida Desembargador Moreira 760, Fortaleza, Brazil
Pune	Office	City Bay Near Boat Club, Dhole Patil Rd, 411001 Pune, India
Smart City Laguna	Hub	CE-341, Croatá, São Gonçalo do Amarante - CE, 60125-071, Brazil
Smart City Natal	Hub	BR-406, São Gonçalo do Amarante - RN, 59290-000, Brazil
Smart City Laguna	Project	CE-341, Croatá, São Gonçalo do Amarante - CE, 60125-071, Brazil
Smart City Natal	Project	BR-406, São Gonçalo do Amarante - RN, 59290-000, Brazil
Smart City Aquiraz	Project	Rodovia, CE-040, S/N, Aquiraz - CE, 61756-000, Brazil
Universe	Project	Universe, Life Republic Township, Tathawade, 411057 Pune, India

Our locations of operation Ⓐ

[1]This was an office location throughout the reporting period, but we have moved to Corso Stati Uniti 45, Torino, 10129, Italy in Q1 2023.

Data collection and processing

Planet Smart City is an organisation that has experienced rapid growth in recent years regarding the number of projects underway, the number of countries we operate in, and the number of employees involved. This, in combination with the complex nature of the construction business, can make it challenging to collect precise data. To overcome these challenges, we worked closely with colleagues and local partners from our regional offices and on the ground at our construction sites to collect all the relevant data required. Together they provided key primary data and information requested by the various GRI disclosures , including:

1. Raw data from various sources such as direct metering, invoices of products & services purchased, and interviews;
2. Processed data using computer software;
3. Processed data, without the aid of software, to estimate values using conservative assumptions based on the best available information and literature.

Materiality

As required by the GRI Standards 2021, the contents of this document reflect the results of our materiality assessment, which enables organisations to identify material topics within any given reporting year. Material topics represent the areas that have the most significant impact on the economy, environment, and people – including human rights – throughout an organisation's value chain.

The materiality assessment consists of multiple steps: (1) an assessment of the context in which Planet Smart City operates, (2) the identification of actual and potential, negative and positive impacts, (3) an assessment of each impact's significance and, finally, (4) the prioritisation of the relevant impacts and the definition of those deemed material for reporting purposes.

Step 1: An initial high-level overview of Planet Smart City's activities and business relationships was carried out, and the sustainability context in which these occur was analysed. As mentioned in "Sustainability at Planet", our comprehensive overview analysed our whole value chain, as seen below:

- **Sector analysis:** a review of key sustainability documents published by relevant international sustainability organisations, and documents edited by real estate sector-specific associations and organisations.
- **Benchmark analysis:** a review of sustainability and social responsibility reports and similar sources of publicly available information from our peers and competitors to identify the most widely discussed sustainability issues.
- **Media analysis:** a review of publicly available articles related to relevant sustainability areas in order to identify the impact of public opinion and the media.
- **Legislative analysis:** a review of the current and future legislation that may impact the organisation in the following years.

Step 2: All Planet Smart City's actual and potential impacts on the economy, environment, and people were identified within our operations and commercial partnerships, following the approach outlined above. **Actual** impacts are those that have already occurred, whereas **potential** impacts are those that may result from operations and initiatives undertaken but have not yet occurred. These impacts can be both **positive and negative, short term, and long term, intended and unintended, reversible and irreversible.**

Step 3: The significance of each identified impact was evaluated, in order to rank and categorise each as **relevant** or not **relevant**. Both quantitative and qualitative approaches were used to determine an impact's significance. In the assessment of each negative impact, we analysed two main variables: **severity** and likelihood of the occurrence of the impact itself. The severity of an actual or potential negative impact was determined by its **scale** (how severe the impact is), **scope** (how widespread the impact is) and irremediable character (how hard it is to counteract or make good the resulting harm). For potential negative impacts, the **likelihood** variable (the chance of the impact happening) was also considered. In the case of positive impacts, the scale of an impact refers to how beneficial the impact is, or could be, and the scope refers to how widespread the impact is, or could be. Also, in this case, for potential positive impacts, the likelihood variable was considered.

Step 4: Impacts were prioritised based on their significance relative to each material topic. Material topics were approved by Planet Smart City's leadership team. GRI topic-specific disclosures were associated with each material topic and reporting boundaries were also identified. Each GRI disclosure can be found under their respective headings or subheadings throughout this report **Ⓑ**.

Impact	Description of impact	Material topic	GRI Disclosure
Indirect economic impacts generated through affordable housing	By providing smart and affordable homes, we positively impact the accessibility of home ownership and pursue economic stability and security.	Indirect economic impacts	Non-GRI
Indirect local economic impacts generated through our operations	We generate economic growth in the regions where we operate by hiring local suppliers during construction and supporting local businesses through community development work.	Indirect economic impacts	GRI 204-1: Proportion of spending on local suppliers
Impacts on market competition due to anti-competitive behaviour	Anti-competitive behaviour might result in collusion with potential competitors, abuse of dominant market positions or exclusion of potential competitors, thereby limiting the effects of market competition.	Business ethics	GRI 206-1: Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices
Corruption risks throughout supply chain and construction phases	Corruption throughout the real estate value chain might cause misallocation of resources and revenues, damages to the environment, abuse of democracy and human rights, and political instability.	Business ethics	GRI 205-1: Operations assessed for risks related to corruption GRI 205-3: Confirmed incidents of corruption and actions taken
Negative impacts on climate change during operations	Construction activities generate GHG emissions through materials extraction and manufacturing, as well as building operations.	Climate change	GRI 302-1: Energy consumption within the organisation GRI 305-1: Direct (Scope 1) GHG emissions GRI 305-2: Energy indirect (Scope 2) GHG emissions
Mitigation of climate change in final use	We design and build energy-efficient homes to reduce energy consumption in the final use phase through lighting and thermal optimisations	Climate change	Non-GRI
Increase on water stress in construction areas	Water withdrawn in construction areas and during construction materials production could increase water stress, impacting water availability for local ecosystems and communities.	Management of water resources	GRI 303-1: Interactions with water as a shared resource GRI 303-2: Management of water discharge-related impacts GRI 303-3: Water withdrawal GRI 303-4: Water discharge GRI 303-5: Water consumption

Impact	Description of impact	Material topic	GRI Disclosure
Increase in water efficiency in final use	We develop water-monitoring proptech solutions that can be used as a facility management tool in residential communities to reduce water consumption and network losses.	Management of water resources	Non-GRI
Impacts on land caused by construction material sourcing	Building material extraction processes and site planning could adversely affect land (ecosystems and biodiversity) or contaminate it.	Land degradation	GRI 304-2: Significant impacts of activities, products, and services on biodiversity
Impacts on land caused by construction activities and construction material extraction	Building material extraction processes and construction activities could adversely affect land resources (ecosystems and biodiversity) and contaminate the site itself and surrounding areas.	Land degradation	GRI 301-1: Materials used by weight or volume GRI 304-1: Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas GRI 304-2: Significant impacts of activities, products, and services on biodiversity
Impacts on health and the environment from waste	Waste generated during construction and materials manufacturing can have negative impacts on the environment and biodiversity. This could extend beyond the locations where waste is directly generated and disposed of.	Management of waste	GRI 306-1: Waste generation and significant waste-related impacts GRI 306-2: Management of significant waste-related impacts GRI 306-3: Waste generated
Job and talent creation and skills development	Generate work opportunities in our locations of operation	Job and talent creation	GRI 401-1: New employee hires and employee turnover GRI 401-2: Benefits provided to full-time employees that are not provided to temporary or part-time employees GRI 405-1: Diversity of governance bodies and employees

Ⓑ Material topics

Material topics Ⓑ

Impact	Description of impact	Material topic	GRI Disclosure
Local skills development	Contribute to the skills development and self-sufficiency of the local workforce	Contribute to the skills development and self-sufficiency of the local workforce	GRI 401-1: New employee hires and employee turnover GRI 401-2: Benefits provided to full-time employees that are not provided to temporary or part-time employees GRI 405-1: Diversity of governance bodies and employees
Impact on workers' health and safety due to injury risks	Construction work is associated with a high health and safety risk for construction workers that may cause injury or other health-related negative impacts, such as incidents due to misuse of machinery or exposure to hazardous materials.	Health and safety	GRI 403-1: Occupational health and safety management system GRI 403-2: Hazard identification, risk assessment, and incident investigation GRI 403-3: Occupational health services GRI 403-4: Worker participation, consultation, and communication on occupational health and safety GRI 403-5: Worker training on occupational health and safety GRI 403-6: Promotion of worker health GRI 403-7: Prevention and mitigation of occupational health and safety impacts directly linked by business relationships GRI 403-9: Work-related injuries
Human rights violations caused by unethical work practices	Construction industry supply chains have a high risk of human rights violations. The level of risk is largely dependent on the geographic location of activities.	Protection of human rights	GRI 406-1: Incidents of discrimination and corrective actions taken GRI 411-1: Incidents of violations involving rights of Indigenous peoples
Connected and empowered communities	We provide community development support through increased access to resources and services, and we deliver activities to promote socialisation and self-empowerment	Local communities	GRI 413-1: Operations with local community engagement, impact assessments, and development programmes GRI 416-2: Incidents of non-compliance concerning the health and safety impacts of products and services

Ⓑ Material topics

Calculation methodologies and assumptions

Below we describe the methodology and assumptions used to compute the performance indicators provided in the report:

Environment: water
- Limited information was available for water discharged from our offices and hubs, however, our water supplier in Fortaleza, Brazil, where one of our offices is located, estimates on the water bill that 80% of water withdrawn is then discharged. To take a conservative approach that could be applied across all of our offices we assumed instead that water discharge was equal to water withdrawn at our offices and hubs.
- In our offices, the available water bills refer to the entire building. The portion of water consumed by Planet Smart City was estimated based on the number of employees (users) in comparison to the building's total occupants (percentage of total building occupants). As for the hubs, no reproportioning was necessary as we are the only occupants of the building, so the bills represent our usage. With limited access to water billing data for our offices, we extrapolated data from specific periods (outlined below) to obtain estimated figures for 2022. An average of the available data points

collected were multiplied by 12 months to represent the approximate usage over the entire year.
  - London (UK) – based on five months of data from 2022;
  - Turin (Italy, Copernico) – based on two months of data from 2022;
  - Turin (Italy, Ferrucci) – volume (m³) based on water spending from 2021 for the whole building;
  - Pune (India) – based on four months of data from 2021.
- For operational sites in Brazil, data on water withdrawal was estimated based on the average daily consumption reported by water truck usage on site. This meant it was not feasible to break down the total water withdrawal by source. At Universe in India, data was provided according to monthly readings of the flow metre installed on-site as well as invoices from water truck deliveries. Data in India were broken down by source (groundwater and third party).
- For all construction sites, the data on water discharge refers to the total amount of wastewater generated from worker's water usage in facilities on-site only. For sites in Brazil, estimates were made considering the average number of workers' on site over the course of the year, multiplied by 40 litres/day*person as a reference.
- Water consumption was calculated as the difference between water withdrawal and discharge.

Environment: biodiversity

• The data refers to the construction sites of Smart City Aquiraz (Brazil), Smart City Laguna (Brazil), Smart City Natal (Brazil) and Universe (India).

Environment: waste

• Data on waste generation produced by employees (i.e. from offices, hubs, and construction sites) have been estimated based on the number of employees at each location, using a parameter (kg/employee) derived from the available data for the UK office. Although this is a broad assumption, and we are aware that waste data differs by location, we used these assumptions in an attempt to give a comprehensive estimate.

• For the Universe site in India, waste data from operations were computed using the number of collection trips and the reference waste weight per trip, referring to the construction of homes only. Packaging data has been included. Infrastructure development was negligible in 2022 and so no information was reported. The total weight represents waste disposed in January, June, September, November and December 2022. This is not due to an omission of data but rather is simply when the waste was removed from the site.

• In addition, data for waste generation from operations within our Brazil projects for 2022 was in relation to the construction of houses and infrastructure, while information regarding packaging was not reported. For Brazil, the material waste generated from the construction was estimated according to the scrap percentage references proposed by the One Click LCA platform for each construction material. Sand and gravel, hydrated lime, and wooden doors were considered to be completely used during the construction phase and thus do not contribute to the waste generated.

• Data on materials used by weight for the houses and infrastructure built in Smart City Aquiraz, Smart City Laguna, and Smart City Natal were based on information from procurement data (see Environment: materials section for more information).

Environment: materials

• Materials used in our office spaces have not been considered, as we prioritised materials used for our construction activities, which represent the majority of our total materials used. Our intention is to also incorporate these materials in future reporting.

• For Brazilian projects, the boundary for the calculation of materials used includes both homes and infrastructure at Smart City Aquiraz, Smart City Laguna, and Smart City Natal. The material values are based on 2022 procurement data and also include waste material. Only key materials within the top 80% of overall spending in 2022 had their mass quantified and included due to data quality and time constraints. Within each key material category 80% of spending on products was converted into a mass (kg) using supplier-provided conversion factors or literature. For the remaining 20%, which consisted of many small purchases, the following ratio was used:

$$\text{product mass in kg} \atop (20\% \text{ unknown}) = \frac{a \times b}{c}$$

a = product mass in kg (80% known)
b = purchases with unknown mass in $BRL (20% unknown)
c = purchases with known mass in $BRL (80% known)

• Data on materials used for infrastructure development at our Brazil sites has not been included. We used design BIM models of our homes in Brazil (Smart City Aquiraz and Smart City Laguna), which provided a detailed bill of the quantities needed for the construction of the homes in 2022, while also allowing us to quickly determine waste values based on the scrap percentages suggested by the One Click LCA platform. We are aware that this approach does not allow us to have necessary infrastructure data; however, the decision was made to effectively obtain waste data as this was a more material topic for this report.

• Data on materials used by weight in 2022 for Universe in Pune refer to the 'As Built' quantities of building materials used for the construction of apartment buildings and podium. These values were calculated according to the data provided by local managers at the construction site and did not include waste material.

• Packaging materials, such as cement bags or cardboard, are not included in the materials used by weight as they are not directly purchased, rather they hold the materials that we purchased. However, such packaging is included in waste generated from our activities (see Environment: waste section).

Environment: energy and emissions

The Company's GHG accounting has been completed in accordance with the GHG Protocol Corporate Accounting and Reporting Standard – Revised Edition. The following further details inventory boundaries, calculation methodologies, emission factors (EF) and sources, activity data, global warming potential (GWP), and Scope 3 Categories considered with definitions and notes on data (see **C** and **D**).

• The 2022 GHG Inventory was based on a perimeter of the organisation, which includes Smart City Laguna, Smart City Aquiraz, Smart City Natal, Universe (R10), Hubs in Laguna and Natal, and our corporate offices. Furthermore, the operational approach was used to guide the data collection process and calculations of this inventory.

• Scope 1, 2, and 3 emissions were calculated in accordance with GRI Disclosure 305-1 Direct (Scope

GHG emissions – Scope 1

Source	Activity data	Emission factor	GWP
Construction activities	Fuel consumption (Petrol, Diesel, Ethanol)	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2eq emissions were considered
Car fleet	Fuel consumption (Petrol)		
Fuels for boilers, heating	Fuel consumption (Natural Gas)		

GHG emissions – Scope 2

Source	Activity data	Emission factor	GWP
Electricity purchased from the national grid (Location-based approach)	Electricity consumption	Terna international comparisons on Enerdata figures, 2019	Only CO_2 emissions were considered
District heating purchased from the waste-to-energy plant	Heat consumption	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2eq emissions were considered
Electricity purchased from the national grid (Market-based approach)	Electricity consumption	AIB, European Residual Mixes, 2021	CO_2eq emissions were considered
		Terna international comparisons on Enerdata figures, 2019	Only CO_2 emissions were considered

Ⓒ **Scope 1, 2, and 3 Calculation Methodology**

1) GHG emissions, 305-2 Indirect (Scope 2) GHG emissions, and 305-3 Other indirect (Scope 3) GHG emissions.
• At our offices, the available electricity and district heating bills refer to the entire building. The values for Planet Smart City's consumption were obtained by reproportioning them based on the area occupied by Planet Smart City employees (percentage of total building area). As for the hubs, no reproportioning was necessary as we are the only occupants of the building.
• Besides offices and hubs, the data on energy consumption within the organisation was calculated according to invoices and represents the total amount of fuel and electricity consumption of equipment and machinery required for infrastructure and building construction activities, as well as facilities on-site.
• For all operational sites in Brazil, data was reported by local management according to invoices. Meanwhile, data for Universe was reported by local management according to invoices and electricity monitoring data provided by Planet SIM.
• Regarding Scope 2 emissions generated by the consumption of purchased electricity from the national grid, two calculating methodologies have been followed: Location-Based and Market-Based. The first metric shows the average emissions intensity of grids, considering both renewable and non-renewable

GHG emissions – Scope 3

Source	Activity data	Emission factor	GWP
Cat.1: Purchased goods and services	Purchased products (kg) and services (£ and m3)	Ecoinvent, version 3.9.1, 2022	CO_2e emissions were considered
		UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022 and Table 13 – Indirect emissions from the supply chain	CO_2e emissions were considered
Cat.2: Capital goods	Heat consumption	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2eq emissions were considered
Cat.3: Fuel and Energy-Related Activities	Fuel consumption (kWh, L, and km)	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2e emissions were considered
Cat.4: Upstream transportation and distribution	Purchased materials by distance covered (tonne*km)	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2e emissions were considered
Cat.5: Waste generated in operations	Waste generated (tonne and m3)	Ecoinvent, version 3.9.1, 2022	CO_2e emissions were considered
		UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2e emissions were considered
Cat.6: Business travel	Capex on transportation ($)	EPA Detail and Summary Commodity – 2016	CO_2e emissions were considered
	Distance covered by passenger (km*passenger)	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2e emissions were considered
Cat.7: Employee commuting	Distance covered (km) and distance covered by passenger (km*passenger)	UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2e emissions were considered
Cat.8: Upstream Leased Assets	Accommodation services [£] and Capex on machinery and equipment [£]	UK Department for Environment, Food & Rural Affairs (DEFRA), Table 13 – Indirect emissions from the supply chain	CO_2e emissions were considered
Cat.11: Use of sold products	Electricity consumption [kWh]	IEA Emissions Factors 2022	Only CO2 emissions were considered
Cat.12: End-of-life treatment of sold products	Waste generated (tonnes)	Ecoinvent, version 3.9.1, 2022	CO_2e emissions were considered
		UK Department for Environment, Food & Rural Affairs (DEFRA), Conversion factors – Full set, 2022	CO_2e emissions were considered

Scope 3 Categories	Definition	Notes on data and key assumptions
Cat.1: Purchased goods and services	All upstream emissions from the production of products and use of services purchased by Planet in the reporting year.	Includes only around 80% of the 2022 Brazilian expenditures on goods from procurement data, which was done to ensure the most important materials were considered while respecting time constraints. Purchased services for our regional offices were all included.
Cat.2: Capital goods	All upstream emissions from the production of capital goods purchased by Planet in the reporting year.	Based on procurement data.
Cat.3: Fuel and Energy Related Activities	Emissions related to the production of fuels and energy purchased and consumed by Planet in the reporting year that are not in scope 1 or scope 2.	Based on procurement data.
Cat.4: Upstream transportation and distribution	Emissions related to the transportation and distribution of products purchased by Planet in the reporting year between our tier 1 suppliers and sites (in vehicles not owned or controlled by the reporting company).	Material quantities transported were the same as those used from Category 1 from procurement data. To simplify the calculation, only the principal suppliers of each material category were considered to determine the distances travelled between their facilities and our sites. Also, calculations only included a one-way trip.
Cat.5: Waste generated in operations	Emissions from third-party disposal and treatment of waste (and wastewater) generated by Planet's operations in the reporting year.	Waste quantities were based on % scrap values suggested by OneClick LCA multiplied by material quantities used for Category 1 from procurement data (which were also reported previously in GRI 301-1).
Cat.6: Business travel	Emissions from the transportation of employees for business-related activities in vehicles owned or operated by third parties, such as aircraft, trains, buses, and passenger cars.	Internal expenses/reclaims tracking systems and procurement data.
Cat.7: Employee commuting	Emissions from the transportation of employees between their homes and their worksites.	An online and hard copy version of a commuting survey was distributed to all employees to collect data on the distance, the means of transportation and the number of days they work from home. The survey achieved a response rate of around 65%. The average emissions per employee was then used to extrapolate a final value for the entire company.

Scope 3 Categories	Definition	Notes on data and key assumptions
Cat.8: Upstream Leased Assets	Emissions from the operation of assets that are leased by Planet in the reporting year and not already included in our Scope 1 and 2.	Based on procurement and finance data.
Cat.11: Use of sold products	Emissions from electricity used by houses started and/or completed by Planet during the reporting year.	Considered electricity usage of homes over 60 years, based on average residential usage values in Ceará, Brazil.
Cat.12: End-of-life treatment of sold products	Emissions from the waste disposal and treatment of houses started and/or completed by Planet during the reporting year.	Includes material quantities used to build the houses and does not include infrastructure (i.e. based solely on the number of homes used previously for Category 11).

D Scope 3 Category definitions with notes on data and key assumptions

energy sources, whereas the second metric indicates emissions from electrical sources that we have purposefully selected through contracts.
• Scope 3 emission categories have been calculated based on 2022 data as detailed in table **D** with some being omitted as they have been deemed inapplicable to Planet Smart City's business model.

Social: incidents of discrimination
• Two discrimination allegations were reported in the UK during the reporting period, one per year between 2021 and 2022. The data disclosed refers to 2022, when the complaint was investigated with an external impartial body and the claims were deemed unfounded.

Social: gender pay gap
• Our data on this topic constitutes a partial disclosure as we only referred to the base salaries of our workforce and not the bonuses.

Social: training
• Data related to average training, disaggregated

by gender, includes India, Italy, and the UK, but excludes Brazil due to lack of data availability in 2022.

Social: health and safety
• Workforce
  − Data related to injuries refer to our employees, interns, and self-employed people, as well as construction workers of our contractors and those of our partners working on our direct sites in Brazil and Universe in India.
• Customer
  − Data on the number of instances of non-compliance refers to the construction sites Universe in India and the sites of Smart City Natal and Smart City Laguna in Brazil.

Social: procurement practices
• In terms of procurement and spending, we define "local" as "national". For example, a contractor or supplier will be considered "local" in Brazil if the entity is based in Brazil. Please note that, in some cases, this might include local affiliates from international groups.

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