



18 FEBRUARY 2026

Green Bond Allocation and Impact Report

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1. Message from the CEO



Tibor Nagygyörgy

CEO and Chairman of the Board

I am pleased to present our Green Bond Allocation and Impact Report, which reflects both our achievements to date and our continued commitment to responsible growth.

Sustainability has been a defining pillar of Biggeorge Property Group's strategy since 2018. Operating in a sector that significantly influences the environmental footprint of our cities and communities, we recognize our responsibility to lead by example and contribute to a more sustainable future.

Through our developments, we strive to deliver buildings that are not only economically successful, but also environmentally responsible and future-proof. We remain committed to reducing our environmental impact, supporting the transition to a low-carbon economy and aligning our activities with European and Hungarian sustainability objectives.

Looking ahead, we will continue to strengthen our sustainability performance, expand our green investment portfolio and ensure that our growth contributes positively to our stakeholders, our communities and future generations.

2. Green Bond Summary



Issuer

Biggeorge Property Plc.



Dates

Auction date: 16 February 2022

Issue date: 18 February 2022

Maturity date: 18 February 2032



Volume of issued capital

Face value: 7.000.000.000 HUF

Number of issued bonds: 140

Face value per bond: 50.000.000 HUF

Issue price: 7.042.121.000 HUF

Issue price, % of the principal amount:
100.6017%



Financing cost

Interest rate: fixed, 5.10%

Interest payment due: annually



Stock exchange & Ratings

Budapest Stock Exchange (XBOND)

Issuer Rating: B+ with a Stable Outlook by
Scope Ratings GmbH

Status: Senior Unsecured

Debt rating: BB- by Scope Ratings GmbH

SPO Provider for Green Framework: ISS ESG



Allocation

100% of green proceeds to finance projects
in part or full.

Biggeorge Property (hereinafter BGP) published its Green Bond Framework* in November 2021, and issued its first green bonds with the face value of HUF 7.0 bn in February 2022.

* https://www.biggeorgeproperty.hu/hu/befektetoknek-letolt/10/1691420641_Green-Bond-Framework_Biggeorge_2021.pdf

The UN adopted its sustainable development framework for 2030 in 2015, which defines 17 main goals (Sustainable Development Goals). These goals define the directions for responsible action to solve the most urgent problems of humanity and the planet. Successful implementation requires international cooperation, and both society and the corporate sector must also contribute to the efforts.

Biggeorge Property Group shapes its strategy & operation in alignment with these sustainability goals



3. Sustainability at BGP Group – General Goals



Environment

- Increasing energy efficiency in properties we manage.
- Creating a more liveable urban landscape by building green roofs and inner gardens: providing access to safe, inclusive public green spaces for young children, the elderly and people with disabilities.
- Reducing the amount of waste generated during construction.
- Reducing air, water and soil pollution, and thus the associated illnesses with adopting forward-thinking technical solutions.



Social

- Providing equal opportunities for our employees.
- Financially supporting disadvantaged people and people in need.
- Rejecting any discrimination based on sex, age, disability, ethnic origin, race, religion or gender, and all forms of discrimination in the workplace.
- Providing the employees with above-market, performance-related remuneration, up-to-date professional knowledge, the opportunity for continuous development and the stability of a market-leading company.



Governance

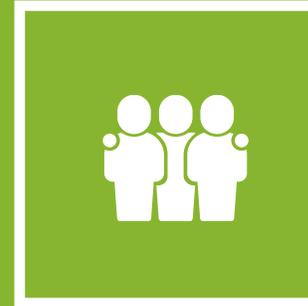
- Enhancing transparent operations, and improving corporate processes.
- Strengthening investor relations, promoting opportunities in the real estate investment market.
- Ensuring legal and regulatory compliance.

3. Sustainability at BGP Group – Achievements



Environment

- Green Finance Framework in 2022
- Renewable energy usage in residential developments, as well as in logistics/office and hotel buildings
- Electric car charging stations



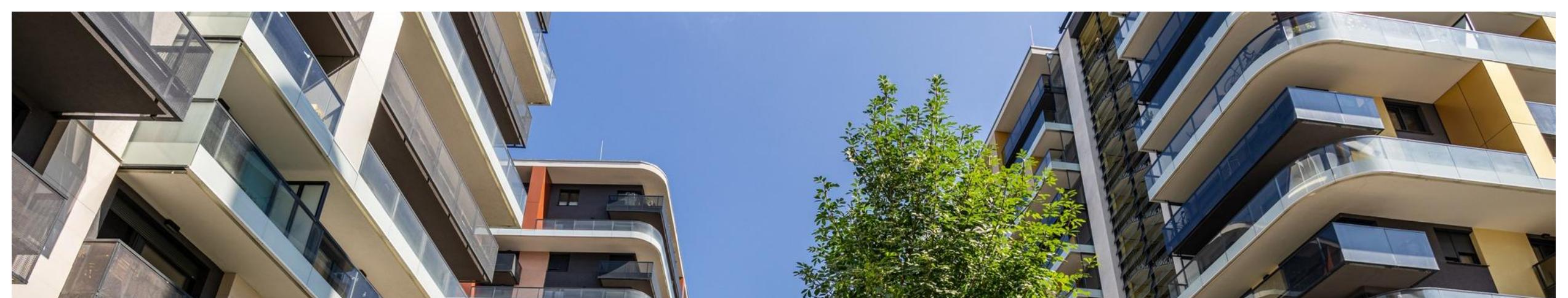
Social

- Volunteering, with involvement of BGP Group employees
- Funding Biggeorge Foundation for Chances
- Organizing professional training programs for all employees



Governance

- BGP listing on BSE's XTEND platform (since 2022)
- Biggeorge REIT listing on BSE's standard platform (since 2023)
- Restructuring of BGP Group in order to operate its separate business lines through a more transparent governance structure in 2024



Our Waterfront City Project was awarded as the **Best Sustainable Development**

FIABCI PRIX D'EXCELLENCE - Hungary

2024



4. Green Finance Framework

Overview of the workflow

Use of proceeds

The funds raised from Green Bonds are solely designated to finance and/or refinance, either partially or fully, new or existing real estate projects selected by BGP's Green Bond Committee (GBC).

Evaluation & Selection

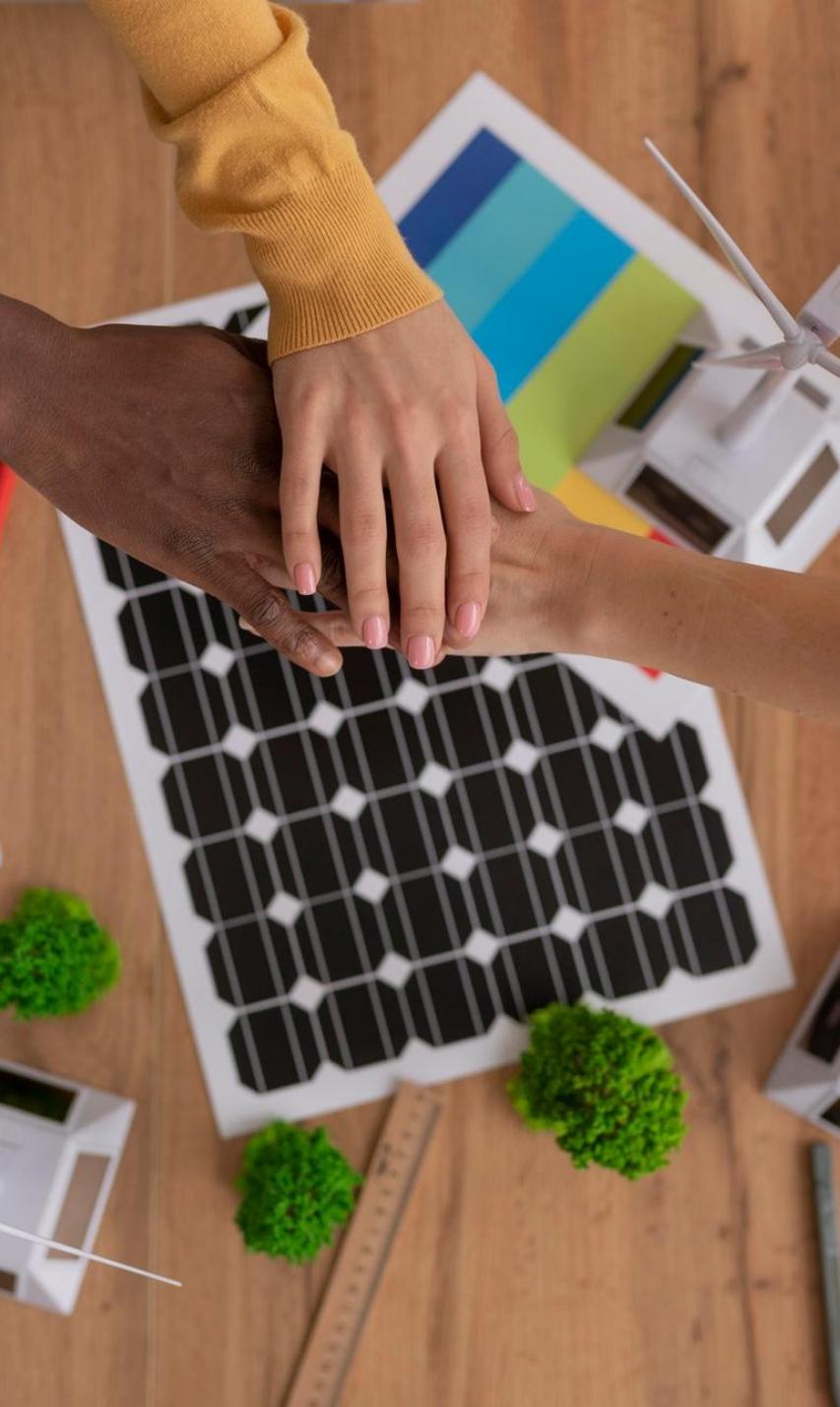
The Green Bond Committee is responsible for selecting, validating, and excluding non-compliant projects from the pool of Eligible Green Projects, as well as for modifying and approving the pre-established eligibility criteria.

Tracking of proceeds

To guarantee proper identification of all eligible expenditures for the Green Bonds, BGP monitors the total amounts issued through its internal process. This data forms the foundation for allocation and impact reporting.

Substitution of projects

If a previously allocated project is sold, discounted, or no longer meets the eligibility criteria, BGP reallocates an amount equivalent to the net proceeds spent on those projects to replacement projects that fully comply with the eligibility criteria.



4. Green Finance Framework – Eligibility Criteria

Commercial buildings

According to our Green Bond Framework the acquisition, construction or refurbishment of office, hotel, retail, industrial, logistic and residential buildings are permitted when at least one criteria is met mentioned below:



Green Buildings

Certified or to be certified according to one of the following internationally recognized green building standard:

- BREEAM: “Very Good” or above
- BREEAM In-use “Very good” or above
- LEED “Gold” or above

The certifications have to be obtained at the latest at the delivery of the building.



Energy Efficiency

Increased installed renewable energy share for the whole building:

- 10% higher renewable energy share than the requirement where Nearly Zero Energy Building (“NZEB”) requirements are applicable, in addition to complying with the NZEB requirements.
- 25% renewable energy share for building parts which are not subjected to the national regulations, therefore neither the NZEB requirement, nor the renewable share requirement applies (industrial unit or storage area).
- Major renovations leading to reduction of Primary Energy Demand of at least 30% in comparison with the energy performance of the building before the renovation.



SDG Contribution

4. Green Finance Framework – Eligibility Criteria

Residential buildings

According to our Green Bond Framework the acquisition, construction or refurbishment of residential buildings which meet at least one of the criteria mentioned below:



Energy Efficiency

- Primary Energy Demand at least 10% lower than the threshold set for the nearly zero-energy building (NZEB) requirements.
- Major renovations leading to reduction of Primary Energy Demand of at least 30% in comparison with the energy performance of the building before the renovation.

7 AFFORDABLE AND CLEAN ENERGY



SDG Contribution

11 SUSTAINABLE CITIES AND COMMUNITIES



4. Green Finance Framework

Biggeorge Property is pleased to announce that our target of investing the Green Bond proceeds in sustainable projects within 36 months of the issuance has been overachieved, since our commitments to eligible projects already exceed the net proceeds and have also been re-allocated to additional eligible projects multiple times.

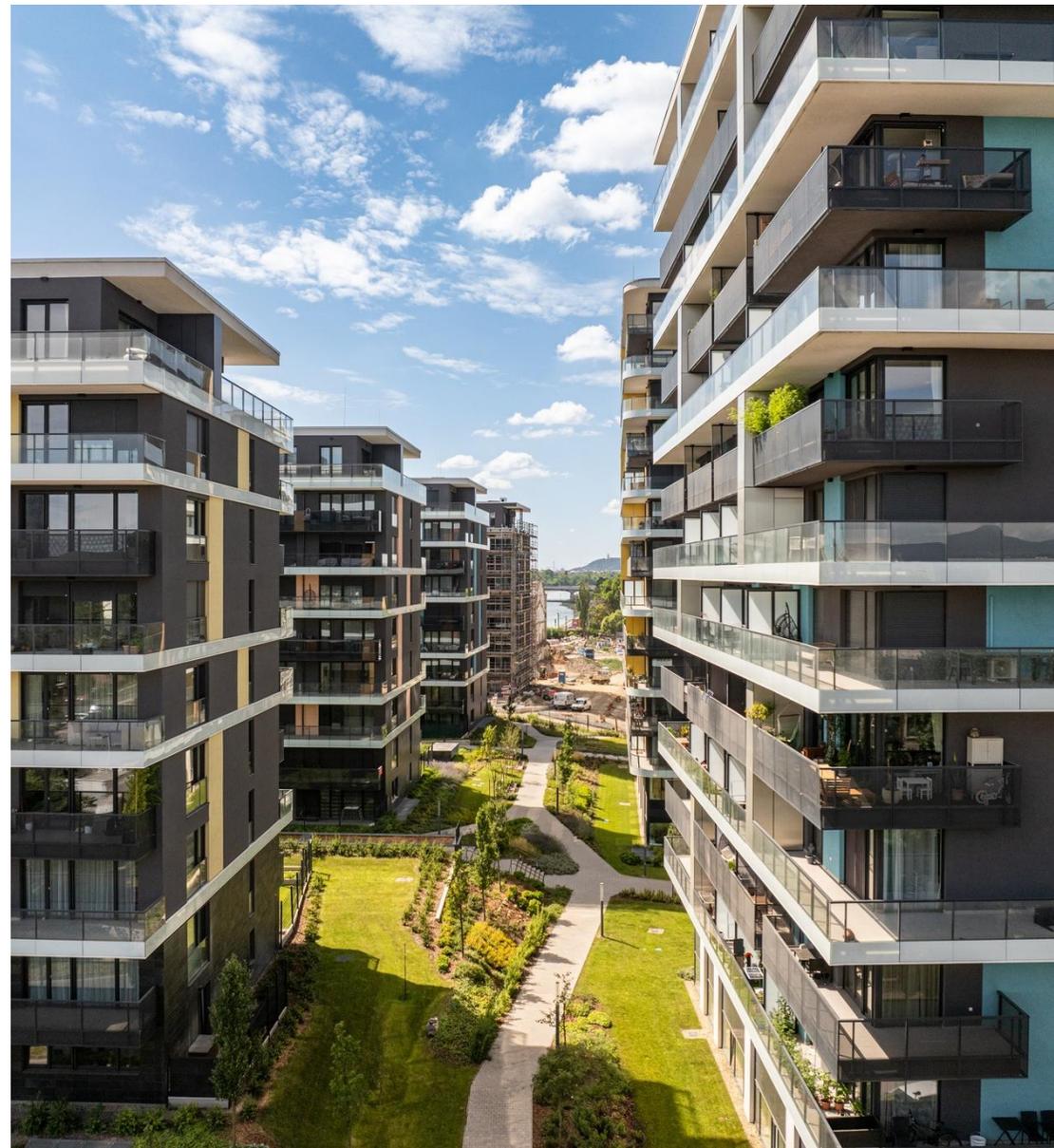
The Green Bond Committee has re-allocated Green Bond proceeds - that were released from finished projects, or from projects that have partially been exited from - to other eligible projects, with an allocation of around HUF 7.0 billion as of 18 February 2026. In order to finance these eligible green projects, the Green Bond Committee decided to provide green funding capital increase on multiple occasions via Biggeorge 4., Biggeorge 30., Biggeorge 32. and Biggeorge 40. Real Estate Investment Funds.



Projects described in the next pages had met the criteria and were chosen to be partly financed from Green Bond funds.

Eligible projects

Green buildings category



5. Overview of Green Building projects

Bécsi Corner Office

Address: Lajos street 28-32. Budapest, H-1023



Location

Located at the border of the 2nd and 3rd districts in Budapest, and is surrounded by four streets, providing excellent accessibility, even by public transport.



Sustainability

More than 150 pieces of solar panels were installed on the building's rooftop providing 77 875 kW maximum power capacity, and electric vehicle charging stations were set up in the parking garage. Energy generation of solar panels cover ~6% of the total energy consumption.

In 2025, the building's total electricity consumption was supplied from green energy sources. Part of this was generated by the rooftop solar power plant, while the remaining 1.29 GWh was supplied with green energy from the electricity grid. The total amount of purchased green energy is covered by Guarantees of Origin. To improve the building's energy efficiency, the main mechanical energy consumers — the air handling units — have been equipped with frequency converters, thereby reducing their energy consumption and enabling more precise control.



Property data

Site Area: 4 011 sqm

Leasable area: 10 614 sqm

Old and new buildings unite in harmony: preserving the originality of the old and protected monumental buildings was a top priority during the project.



Certification

The office has been assessed to a BREEAM In-Use Very good green building certificate in 2022.

Planned certification to be achieved is BREEAM In-Use Excellent. In addition to the Asset certification, the possibility of certifying the Operation Management part is also being explored.



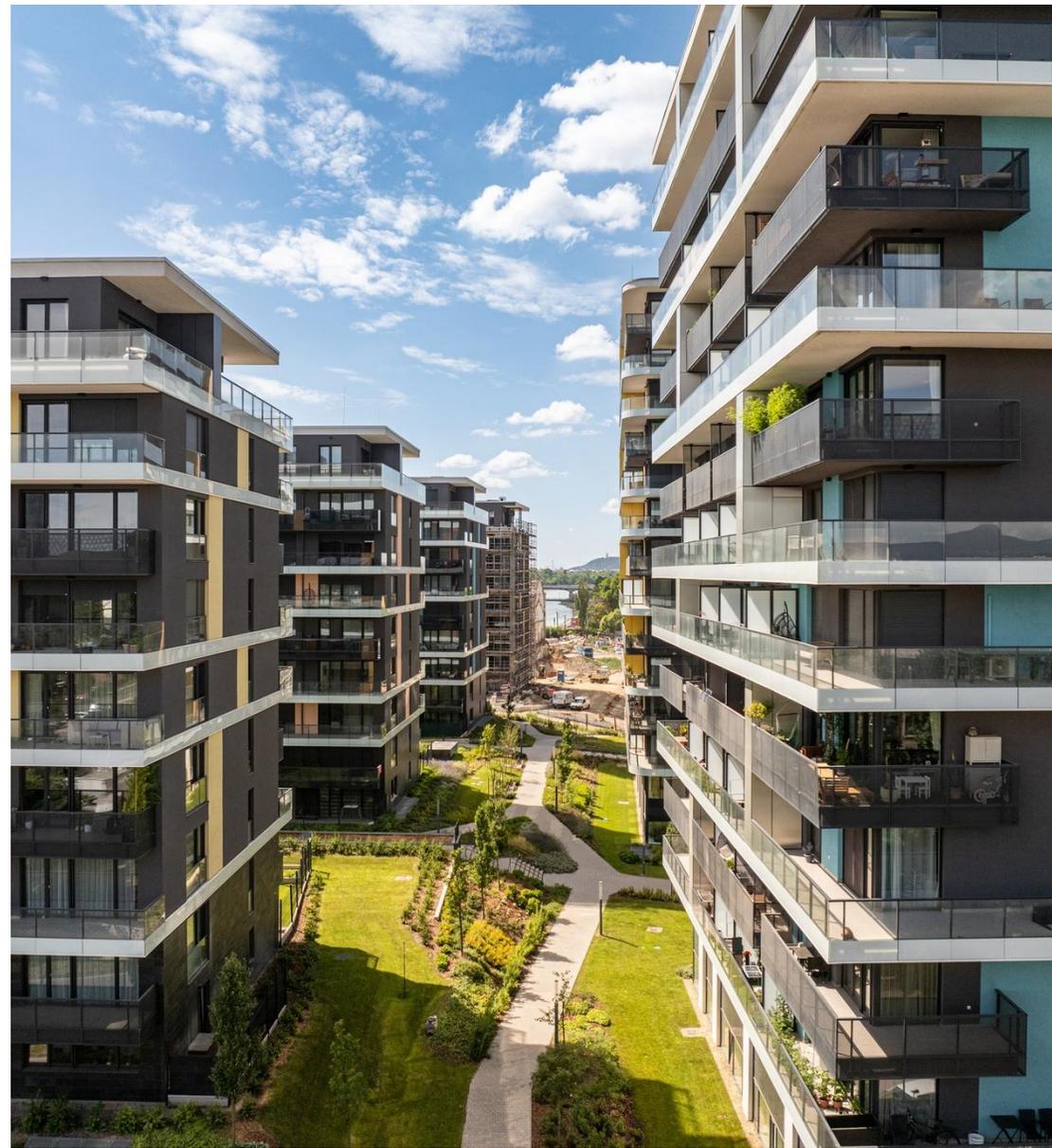
Green Bonds share of total financing

~30.36%



Eligible projects

Energy efficiency category



5. Overview of Energy Efficiency projects

Árnyas 40 Villa Suites

Address: 40/C Árnyas Street, Budapest, H-1121



Location

Árnyas 40 Villa Suites is situated in District XII at Budakeszi Street, at the foot of Normafa Hill at a 20,595 sqm site. The area offers outstanding recreational and hiking possibilities for the future residents at Normafa Hill, at Hárs Mountain or the surrounding green areas.

Furthermore, the Budagyöngye Shopping Center, supermarkets and restaurants are located in close proximity of the project.



Sustainability

Property's internal garden has a green space of ~ 19.200 sqm. Building has electric car charging stations installed in the parking garage, and bicycle storage spaces.



Energy Performance Certificate

The development is planned to receive A+ Certification.



Green Bonds share of total financing

~6.92%



	Árnyas 40 Villa Suites
Site Area	20 595 sqm
Flat number	102
Total flat area	9 715 sqm
Construction start	2024
Handover	2026 (plan)

Waterfront City V.-VI.

Address: 5/C-B, 7 Folyamőr street, Budapest H-1033



Location

Waterfront City is situated in the heart of District III (Óbuda), adjacent to the river Danube.

The promenade that crosses the 50 000 m² development plot is located 600 metres from the main square, from Fő Square of District III.



Energy Performance Certificate

Both Phase V. and Phase VI. are planned to receive AA Certification.



Sustainability

The properties feature internal gardens with approximately 15,000 sqm of green space, equipped with energy-powered charging benches for mobile phones and other electronic devices. The buildings also include electric car charging stations in the parking garage, bicycle storage areas, and green or living rooftops.



Green Bonds share of total financing

Phase V.: ~1.86%

Phase VI.: ~2.19%



	Waterfront City V.	Waterfront City VI.
Site Area	2 939 sqm	10 791 sqm
Flat number	149	318
Total flat area	6 959 sqm	18 385 sqm
Construction start	2025	2026 (plan)
Handover	2027 (plan)	2028 (plan)

Cosmo Residence

Address: 55 Hegedűs Gyula street, Budapest, H-1133



Location

Cosmo Residence is situated in District XIII - Újlipótváros, at a nearly 4,000 sqm site bordered by Hegedűs Gyula-Victor Hugo Street and Thurzó Street.

The asset is equipped with a modern façade that elegantly follows the local building characteristics and accommodates apartments of various sizes and layouts.



Energy Performance Certificate

The development is planned to receive A+ Certification.



Sustainability

Building has electric car charging stations installed in the parking garage, and bicycle storage spaces.



Green Bonds share of total financing

~2.03%



	Cosmo Residence
Site Area	3 934 sqm
Flat number	230
Total flat area	12 699 sqm
Construction start	2025
Handover	2027 (plan)

Westside Grand I-II.

Address: 11-13 Szabolcs street, Budapest, H-1134 and 7-9 Szabolcs street, Budapest, H-1134



Location

Close to downtown and Margaret Island, in the area bordered by Szabolcs Street and Lóportár Lane in the renewed Ferdinánd District.



Energy Performance Certificate

Phase 1. is planned to receive A+ certification while Phase 2. is expected to reach AA+.



Sustainability

Property's internal garden has a green space of ~7.300 sqm. It has electric car charging stations installed in the parking garage, and bicycle storage spaces.



Green Bonds share of total financing

~1.58% (Westside Grand I)
~1.88% (Westside Grand II)



	Westside Grand I	Westside Grand II
Site Area	5 857 sqm	3 005 sqm
Flat number	296	153
Total flat area	17 368 sqm	9 065 sqm
Construction start	2024	2025
Handover	2026 (plan)	2027 (plan)

Madeira Residence

Address: 12-14 Mérnök street, Budapest, H-1119



Location

Mérnök Street is located near the intersection of Fehérvári Road and Etele Road, in District XI., which is known for its excellent infrastructure. The property is in walking distance of Bikás park and ‚Kopaszi-gát’ bay area .



Energy Performance Certificate

The project is planned to receive A+ Certification.



Sustainability

Property’s internal garden and the roof garden has a green space of ~1 900 sqm. It has electric car charging stations installed in the parking garage, bicycle and electric scooter storage spaces in the building.



Green Bonds share of total financing

~5.83%



	Madeira Residence
Site Area	2 702 sqm
Flat number	105
Total flat area	5 358 sqm
Construction start	2025
Handover	2027 (plan)

Capri Residence

Address: 8 Petneházy street, Budapest, H-1139



Location

The Capri Residence is one of the most sought-after locations in District XIII. of Budapest, close to the Danube River.

The city center and Városliget are just minutes away by metro or car, and the area has exceptional infrastructure.



Energy Performance Certificate

The project is planned to receive A+ Certification.



Sustainability

Property's internal garden has a green space of ~630 sqm. It has electric car charging stations installed in the parking garage, and bicycle storage spaces.



Green Bonds share of total financing

~7.76%



	Capri Residence
Site Area	1 876 sqm
Flat number	112
Total flat area	5 191 sqm
Construction start	2025
Handover	2027 (plan)

Amphora Garden (former Óbuda Garden)

Address: 111-117 Vörösvári street, Budapest, H-1037



Location

Amphora Garden is being built in the revitalizing part of Budapest's 3rd district, at the intersection of Vörösvári Road and Bécsi Road, offering 297 apartments in various sizes.

The nearby public transportation options and natural locations, such as Margaret Island and Óbuda Island, provide easy access to the city's diverse opportunities.

Due to its excellent location, the property is an ideal choice for both personal use and investment purposes.



Energy Performance Certificate

The project is planned to receive A Certification.



Sustainability

Property's internal garden has a green space of ~ 5000 sqm. It has electric car charging stations installed in the parking garage, and bicycle storage spaces.



Green Bonds share of total financing

~1.20%



	Amphora Garden
Site Area	9 810 sqm
Flat number	297
Total flat area	13 516 sqm
Construction start	2025
Handover	2027 (plan)

Béke Garden

Address: 23 Üteg street, Budapest, H-1037



Location

The Béke Garden is currently under construction in the renewing District XIII, a few minutes from Béke Square, at the corner of Üteg Street and Szegedi Street.

Given the excellent location, the building is surrounded by quiet, spacious outdoor spaces and is easily accessible by public transport, on foot or by car from the main transport hubs of the city centre.

The 88-apartment building offers innovative architectural solutions and high-quality materials.



Energy Performance Certificate

The project is planned to receive A+ Certification.



Sustainability

Property's internal garden has a green space of ~813 sqm. It has electric car charging stations installed in the parking garage, and bicycle storage spaces.



Green Bonds share of total financing

~4.01%



	Béke Garden
Site Area	1 998 sqm
Flat number	88
Total flat area	5 258 sqm
Construction start	2024
Handover	2026 (plan)

Mallorca Residence I.-II.

Address: 89-95 Fehérvári Street, Budapest, H-1119



Location

The project is being delivered in two phases in a fast-growing and evolving part of Budapest's 11th district, at the intersection of Fehérvári Street and Etele Street, offering 448 apartments in a variety of layouts and sizes.

The nearby public transportation options and natural locations, such as the Danube River and Lágymányosi Bay, provide easy access to the city's diverse opportunities. Due to its excellent location, the property is an ideal choice for both personal use and investment purposes.



Energy Performance Certificate

The project is planned to receive AA Certification.



Sustainability

Property's internal garden has a green space of ~ 5.350 sqm. It has electric car charging stations installed in the parking garage and bicycle storage spaces.



Green Bonds share of total financing

~1.84%



	Mallorca Residence I.	Mallorca Residence II.
Site Area	6 712 sqm	6 712 sqm
Flat number	224	224
Total flat area	11 358 sqm	11 358 sqm
Construction start	2026 (plan)	2027 (plan)
Handover	2028 (plan)	2029 (plan)

Use of proceeds

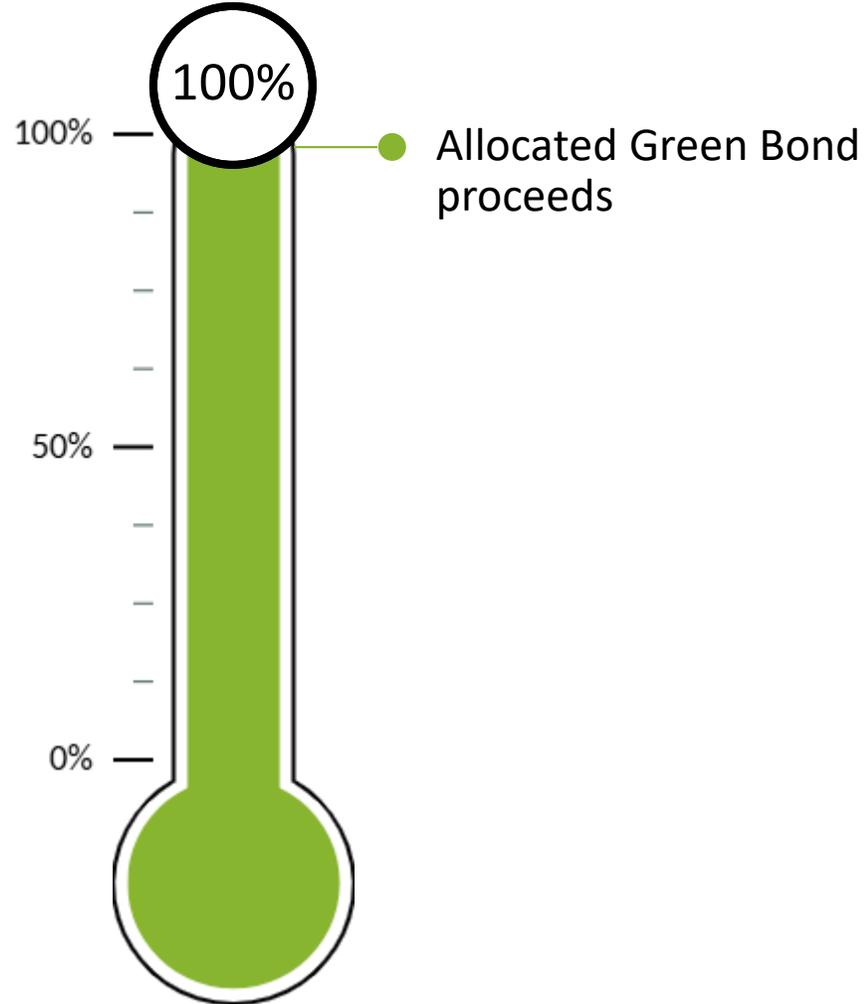
Allocation of the green funding



6. Allocation report

6. Allocation report

Allocation of the green funding



Green Bond proceeds						Amount available for allocation in HUF
Green bond proceeds – February 2022						7 042 121 000
Net balance of green proceeds						7 042 121 000
Eligible projects	Eligible Categories	Allocated amount in HUF as of 18 February 2025	Share	Allocation in HUF	Deallocation in HUF*	Allocated amount in HUF as of 18 February 2026
Bécsi Corner	Green Buildings	803 442 078	21.16%	686 590 305	-	1 490 032 383
Árnyas 40 Villa Suites		1 305 901 582		38 275 418	-	1 344 177 000
Cosmo Residence (former Lipót Garden)		924 206 252		-	-460 958 949	463 247 303
Westside Grand I		486 020 595		-	-177 906 163	308 114 432
Amphora Garden (former Óbuda Garden)	Energy Efficiency	642 379 001		-	-374 140 402	268 238 600
Béke Garden		240 812 099		7 261	-	240 819 360
Madeira Residence		128 365 473	78.84%	324 176 582	-	452 542 055
Capri Residence		311 340 753		376 485 742	-	687 826 495
Westside Grand II		0		205 787 213	-	205 787 213
Waterfront City V		0		187 720 877	-	187 720 877
Waterfront City VI		0		638 968 655	-	638 968 655
Mallorca Residence		0		754 646 628	-	754 646 628
Újbuda Garden		637 692 687		-	-637 692 687	0
Újbuda Residence (Campus Garden before)		399 999 951		-	-399 999 951	0
Szemesbay Resort		292 193 562		-	-292 193 562	0
Silverbay Residence		869 766 966		-	-869 766 966	0
Total balance		7 042 121 000	100%	-	-	7 042 121 000
The balance of unallocated proceeds						0

Environmental Impact

Project-by-Project report of Green Building projects



7. Impact report

Impact report - Green Buildings

In 2022 the Bécsi Corner Office building has received the BREEAM In-Use International Certification with a rating of „Very Good”.

Solar power panels were set up on the roof top of the building and electric car charging stations were installed in the parking garage (on Level -3).

Project name	Project location	Project address	Type of building	Project status	Gross building area (GBA)	Occupancy rate	Green building certification type	Green building certification type
Bécsi Corner Office	Budapest, Hungary	1023 Budapest, Lajos Street 28-32. Land Reg Nr.: 14789	Office	Finished	14.252 sqm	98.43%	BREEAM	Very Good



Impact report - Energy Efficiency - 1/3

The NZEB requirement applicable at the time of building permit issuance is considered the regulatory baseline. Eligible residential projects are designed to achieve at least 10% lower non-renewable primary energy demand than the NZEB threshold in force at the time of permitting (100 kWh/m²a·a under the former regime; 76 kWh/m²a·a under the current regulation effective from 1 November 2023).

Residential projects permitted under the current regulatory regime are designed to comply with the applicable operational emissions cap of 20 kg CO₂/m²·year, in addition to achieving at least 10% lower non-renewable primary energy demand than the relevant NZEB threshold.

Moreover, each eligible project has at least 25% renewable energy share.

Planned energy performance of the eligible residential projects are listed in the tables on the following pages.

Impact report - Energy Efficiency - 2/3

Project name	Project location	Project address	Type of building	Construction status	Gross building area (GBA) m2	Heated building area (HBA) m2	Energy consumption framework requirement (10% less than legal requirement) * kWh/m2a	Energy consumption Legal requirement kWh/m2a	Planned Energy Consumption kWh/m2a	Planned Energy Performance Certificate class	Planned Minimum Energy saving %	Planned Energy saving MWh/a
Béke Garden	Budapest, Hungary	1139 Budapest District 13, Üteg street 23 Land Reg Nr.: 27456	Residential	Construction phase	9 378	6 964	90	100	67.28	A+	32.72%	228
Árnyas 40 Villa Suites	Budapest, Hungary	1121 Budapest District 12, Árnyas street 40/c, Building A Land Reg Nr.: 10875/4	Residential	Construction phase	1 613	1 588	90	100	77.46	A+	22.54%	36
		1122 Budapest District 12, Árnyas street 40/c, Building B Land Reg Nr.: 10875/4			1 729	1 678	90	100	75.56	A+	24.44%	41
		1122 Budapest District 12, Árnyas street 40/c, Building C Land Reg Nr.: 10875/4			1 709	1 588	90	100	76.17	A+	23.83%	38
		1122 Budapest District 12, Árnyas street 40/c, Building D Land Reg Nr.: 10875/4			1 729	1 678	90	100	75.48	A+	24.52%	41
		1122 Budapest District 12, Árnyas street 40/c, Building F Land Reg Nr.: 10875/4			1 755	1 678	90	100	74.77	A+	25.23%	42
		1122 Budapest District 12, Árnyas street 40/c, Building G Land Reg Nr.: 10875/4			1 616	1 588	90	100	74.48	A+	25.52%	41
Cosmo Residence	Budapest, Hungary	1133 Budapest District 13, Hegedűs Gyula street 55 Land Reg Nr.: 25420	Residential	Construction phase	27 701	15 299	90	100	42.77	A+	57.23%	876

* Requirement valid at the time obtaining the building permit.

Impact report - Energy Efficiency - 3/3

Project name	Project location	Project address	Type of building	Construction status	Gross building area (GBA) m2	Heated building area (HBA) m2	Energy consumption framework requirement (10% less than legal requirement) * kWh/m2a	Energy consumption Legal requirement kWh/m2a	Planned Energy Consumption kWh/m2a	Planned Energy Performance Certificate class	Planned Minimum Energy saving %	Planned Energy saving MWh/a
Westside Grand I	Budapest, Hungary	1134 Budapest District 13, Szabolcs street 11-13 Land Reg Nr.: 28072/1	Residential	Construction phase	31 928	16 011	68.40	76	44.27	A+	41.75%	508
Westside Grand II	Budapest, Hungary	1134 Budapest District 13, Szabolcs street 7-9, Szabolcs köz 1-3. Land Reg Nr.: 28072/2	Residential	Construction phase	16 668	8 653	90	100	59.69	AA+	40.31%	349
Amphora Garden (former Óbuda Garden)	Budapest, Hungary	1037 Budapest District 03, Vörösvári út 111-117. Land Reg Nr.: 16911	Residential	Planning phase	25 055	17 410	90	100	69.17	A	30.83%	537
Madeira Residence	Budapest, Hungary	1119 Budapest District 11, Mérnök street 12-14 Land Reg Nr.: 3533/50	Residential	Construction phase	10 391	5 531	68.40	76	67.28	A+	11.47%	48
Capri Residence	Budapest, Hungary	1139 Budapest District 13, Petneházy street 8 Land Reg Nr.: 27733/7	Residential	Construction phase	12 899	6 245	90	100	61.67	A+	38.33%	239
Waterfront City V	Budapest, Hungary	1033 Budapest District 03, Folyamőr street 5/a. Land Reg Nr.: 18380/4	Residential	Planning phase	13 249	6 726	90	100	63.71	AA	36.29%	244
Waterfront City VI	Budapest, Hungary	1033 Budapest District 03, Folyamőr street 5/a. Land Reg Nr.: 18380/9	Residential	Planning phase	24 189	16 235	90	100	63.33	AA	36.67%	595
Mallorca Residence	Budapest, Hungary	1119 Budapest, District 11, Fehérvári Street 89-95	Residential	Planning phase	33 477	23 769	68.40	76	68.40	AA	10.00%	181

* Requirement valid at the time obtaining the building permit.



Disclaimer

The information contained in this document / report has been compiled by Biggeorge Property Plc. (the 'Company', and together with its subsidiaries, 'BGP') in Budapest for informational purposes only and in order to meet the requirement set in ICMA's Green Bond Principles regarding the Green Bond Allocation and Impact Reporting. The information and data presented in this document are provided as at the date of this document and are subject to change without further notice. However, BGP strives to provide any information publicly available within its reporting period set out in the Green Finance Framework.

BGP does not assume any responsibility or obligation to update or revise any such statements, regardless of whether those statements are affected by the results of new information, future events or otherwise.

BGP does not undertake any obligation to publicly release any updates or revisions to any forward-looking statements to reflect events or circumstances after the date of this presentation.

The information contained in this Green Bond Allocation and Impact report does not purport to be comprehensive.