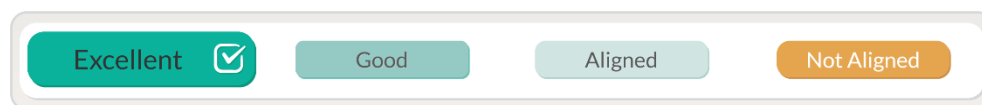


Warehouses De Pauw NV/SA

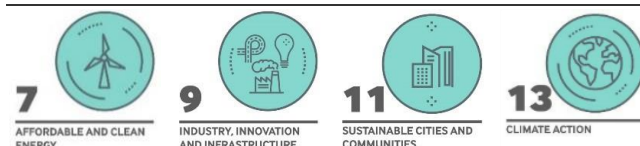
Second-Party Opinion – Green Financing Framework

Warehouses De Pauw NV/SA (WDP) is a leading real estate investor that acquires, develops and leases storage and distribution space, operating in six European countries. It published a green financing framework. The use of proceeds (UoP) categories included in the framework are green buildings, clean transportation and renewable energy. Transactions under the framework align with the core pillars of the ICMA Green Bond Principles (GBP).



Pillar	Alignment	Key Drivers
Use of Proceeds	Excellent	<ul style="list-style-type: none"> Sustainable Fitch views the UoP categories described within WDP's framework as being aligned with the ICMA GBP and the LMA, LSTA and APLMA Green Loan Principles (GLP). We view the environmental impact of the UoP categories to be excellent. The eligibility criteria for clean transportation and renewable energy, as well as some for green buildings, meet the EU taxonomy substantial contribution criteria (SCC) for climate change mitigation.
Use of Proceeds – Other Information	Good	<ul style="list-style-type: none"> The three-year lookback period for capex and opex is aligned with standard market practice. Our assessment is limited by the absence of a pre-identified proportion of new project financing, which would provide clarity on the framework's contribution to new environmental impact.
Evaluation and Selection	Excellent	<ul style="list-style-type: none"> The evaluation and selection process is clearly defined. The involvement of sustainability personnel and a multilayer control structure help to strengthen internal checks and balances throughout the decision-making process.
Management of Proceeds	Good	<ul style="list-style-type: none"> Our assessment is supported by the commitment to monitor proceeds allocation and remove projects in the case of ineligibility. We view the internal earmarking approach to proceeds tracking and the holding of unallocated proceeds as company liquidity as standard market practice.
Reporting and Transparency	Excellent	<ul style="list-style-type: none"> The commitment to annually report on allocation and impact until full allocation is aligned with the ICMA GBP and LMA, LSTA and APLMA GLP. We positively assess that the framework references an external methodology for impact reporting. The portfolio approach for allocation and impact reporting reflects a level of disclosure granularity that aligns with general market practice.

Relevant UN Sustainable Development Goals



Framework Type	Green
Alignment	<ul style="list-style-type: none"> ✓ Green Bond Principles 2025 (ICMA) ✓ Green Loan Principles 2025 (LMA/LSTA/APLMA)
Date assigned	3 October 2025
See Appendix B for definitions.	

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Use of Proceeds Summary – ICMA Categories

Green	Green buildings Clean transportation Renewable energy
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Source: WDP green financing framework (October 2025)

Framework Highlights

We consider transactions under WDP's green financing framework to be aligned with the ICMA GBP and the LMA, LSTA and APLMA GLP.

WDP aims for this fourth edition of its framework to underscore its commitment to sustainability and channel investments towards projects that demonstrate clear environmental benefits and contribute to the objectives of the EU Green Deal, the Paris Climate Agreement and the UN Sustainable Development Goals.

The framework outlines processes for project evaluation and selection, management of proceeds and reporting, in line with the four core components of the ICMA GBP and the LMA, LSTA and APLMA GLP. The framework comprises three UoP categories: green buildings, clean transportation and renewable energy.

The green buildings UoP covers the construction, renovation, acquisition and ownership of buildings that meet at least one of the defined criteria, covering green building certifications and primary energy demand (PED) performance. It also covers the installation, maintenance or repair of energy-efficiency equipment; renewable energy technologies; and devices for measuring, regulating and controlling building energy performance.

The clean transportation UoP covers the construction, maintenance and operation of infrastructure dedicated to electric vehicles (EVs) and associated charging technologies, transshipping freight, personal mobility or cycle logistics, and urban and suburban public passenger transport.

The renewable energy UoP covers the construction or operation of electricity generation facilities producing electricity from solar and wind power, as well as thermal or electric energy storage units.

The framework includes the SCC for the relevant environmental objectives within the respective UoP categories. The UoP categories are eligible under the taxonomy's climate change mitigation environmental objective.

Projects in the green buildings UoP cover the following categories: 7.1 "construction of new buildings", 7.2 "renovation of existing buildings", 7.3 "installation, maintenance and repair of energy efficiency equipment", 7.5 "installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings", 7.6 "installation, maintenance and repair of renewable energy technologies" and 7.7 "acquisition and ownership of buildings".

Projects in the clean transportation UoP cover the following categories: 6.13 "infrastructure for personal mobility, cycle logistics" and 6.15 "infrastructure enabling low-carbon road transport and public transport".

Projects in the renewable energy UoP cover the following categories: 4.1 "electricity generation using solar PV technology", 4.2 "electricity generation using concentrated solar power (CSP) technology", 4.3 "electricity generation from wind power", 4.10 "storage of electricity", 4.11 "storage of thermal energy" and 4.21 "production of heat/cool from solar thermal heating".

The UoP categories include eligibility criteria that align with the relevant SCC. Certain eligibility criteria, such as green building certifications, would require more information to be disclosed for us to fully evaluate their alignment with the SCC.

Source: Sustainable Fitch, WDP green financing framework (October 2025)

Entity Highlights

WDP is a leading listed European logistics real estate specialist that acquires, develops and leases storage and distribution space. It offers a wide range of warehousing space, including space for general warehousing, manufacturing, crossdocking, high-bay storage, multiple floor storage, and big box and XXL storage.

WDP is active in core locations in the Benelux region, France, Germany and Romania. Its property portfolio was valued at around EUR8.1 billion as of June 2025, with over 8.5 million sqm of leasable space. WDP provides services to clients across diverse industries, with a significant concentration in three sectors: industrial (18%), retail food (17%) and fast-moving consumer goods (14%), which together represent nearly half of its total client base.

The real estate sector's environmental footprint is substantial; it significantly contributes to energy consumption, emissions, depletion of natural resources, waste production and alterations in land-use patterns. The European Commission reports buildings are responsible for around 40% of energy consumption and 36% of energy-related emissions in the EU.

The warehouse industry exerts substantial environmental impacts. Warehouses collectively consume about 13% of commercial building energy in developed markets, primarily for space conditioning, lighting and materials handling equipment. The sector's carbon footprint extends beyond operational emissions to include embodied carbon in construction material.

WDP implements a comprehensive ESG strategy designed to maximise impact across all stakeholders, which is fully integrated into its annual report and climate action plan. The company structures its sustainability goals into three distinct pathways: "WDP DEARB+", focused on achieving net-zero emissions while prioritising biodiversity; "WDP ENERGY", dedicated to enhancing energy efficiency and expanding renewable energy production; and "WDP GREEN", committed to ensuring sustainable and easy access to green capital.

WDP established ambitious carbon-reduction goals, aiming for net-zero emissions across all Scopes by 2050. The company's short-term target for a 42% reduction in Scopes 1 and 2 emissions by 2030 was validated by the Science Based Targets initiative (SBTi), which enhances the credibility of its decarbonisation strategy.

Over 99% of WDP's total emissions come from value chain activities including solar projects, developments and client energy usage. Consequently, the company concentrates its decarbonisation initiatives on reducing the carbon footprint of its portfolio, with particular emphasis on minimising the environmental impact of its building assets.

Green building certification schemes BREEAM and EDGE were applied to 56% of WDP's total assets by 2024. It established a goal to certify more than 75% of its buildings by 2025. It targets 350MWp of installed renewable energy capacity throughout its portfolio by 2027 (having already reached 234MWp as of 2024). The company is also committed to continuing its 100% green electricity sourcing and plans to complete LED lighting installation across all locations by 2030 (with 76% completion as of 2024).

WDP adheres to the European Public Real Estate Association's sustainability best practices recommendations and follows the Global Reporting Initiative's standard in its sustainability reporting. This comprehensive approach, coupled with the company's SBTi-validated net-zero goals, demonstrates industry-leading sustainability reporting practices.

Source: Sustainable Fitch, WDP annual report 2024, green financing framework (October 2025), climate action plan 2022



Use of Proceeds – Eligible Projects

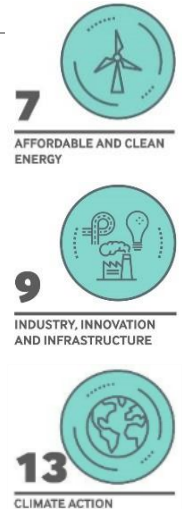
Alignment: Excellent

Company Material

Sustainable Fitch's View

Green buildings

- | | |
|---|---|
| <ul style="list-style-type: none"> • This UoP can finance and/or refinance assets, capex and/or opex associated with the construction, renovation, acquisition and ownership of buildings. To be deemed eligible, one of the following criteria must apply to projects: <ul style="list-style-type: none"> – buildings that have received, or are in the process of receiving, at least one of the following certifications: BREEAM New Construction or In-Use Very Good and above, EDGE Certified and above, LEED Gold and above, HQE Very Good and above, DGNB Silver and above; – buildings built before 31 December 2020 that achieve at least an energy performance certificate (EPC) of A or belonging to the top 15% of the local building stock based on PED; – buildings built after 31 December 2020 that achieve an energy performance (based on PED) at least 10% better than the threshold for nearly zero-energy buildings in the local market; – refurbished buildings that achieve energy savings of at least 30% or meet the criteria for “major renovations” under applicable building renovations. • It can also finance and/or refinance assets, capex and/or opex associated with the installation, maintenance or repair of energy-efficiency equipment, including: <ul style="list-style-type: none"> – the addition of insulation to existing envelope components and products for the application of the insulation to the building envelope; – replacement of existing windows with new energy-efficient windows; – replacement of existing external doors with new energy-efficient doors; – installation and replacement of energy-efficient light sources; and – installation, replacement, maintenance and repair of heating, ventilation and air-conditioning and water heating systems. • It can also finance and/or refinance assets, capex and/or opex associated with the installation, maintenance or repair of on-site renewable energy technologies and ancillary technical equipment related to these technologies, including: <ul style="list-style-type: none"> – solar PV systems; – wind projects; – solar hot water panels; – heat pumps contributing to the targets for renewable energy in heat and cool in accordance with EU Directive 2018/2001; – heat exchanger and recovery systems; – solar transpired collectors; and – thermal or electric energy storage units (such as batteries). • It can also finance and/or refinance assets, capex and/or opex associated with the installation, maintenance and repair of instruments and devices for measuring, regulating and controlling energy performance of buildings, including: <ul style="list-style-type: none"> – zoned thermostats, smart thermostat systems and sensing equipment (including motion and daylight control); | <ul style="list-style-type: none"> • This UoP is aligned with the ICMA GBP categories of green buildings, energy efficiency and renewable energy. • The built environment exerts a substantial environmental impact through intensive resource consumption, specifically building energy consumption. • Warehouse facilities, characterised by large footprints and operational requirements, require significant energy inputs to maintain operations. • Minimising energy consumption across WDP's warehouse portfolio is a critical challenge to achieve its ambitious decarbonisation targets, particularly its net-zero target for downstream leased assets by 2040. • Real estate operators implement diverse approaches to reduce environmental impacts across their portfolio. Among the most frequently observed project types are building certifications, energy-efficient equipment installations, renewable energy technology deployments, and building monitoring system implementations. • The green building certifications in the framework are nationally or internationally recognised indicators of energy-efficiency performance and other environmental benefits. Buildings must meet minimum performance criteria for a range of environmental topics to qualify for certification under schemes such as BREEAM, LEED and DGNB. We therefore expect certified projects under this UoP to provide positive environmental impacts. • The EU taxonomy recognises building construction, renovation and acquisition as activities that contribute to climate change mitigation. It uses science-based energy performance criteria rather than building certification to assess this contribution. • Projects related to the construction, renovation, acquisition and ownership of buildings are eligible under the EU taxonomy. Projects must meet certain SCC to demonstrate support of climate change mitigation. • Building acquisition and ownership activities are eligible under category 7.7 “acquisition and ownership of buildings”. Buildings constructed before 31 December 2020 must demonstrate at least an EPC A rating or be within the top 15% of the national or regional building stock expressed as operational PED and demonstrated by adequate evidence. • Moreover, large, non-residential buildings, such as WDP warehouses, must be efficiently operated through energy performance monitoring and assessment. This can be demonstrated through the presence of an energy performance contract or a building automation and control system. • The framework's eligibility criteria directly refer to the SCC for category 7.7, so we therefore expect these projects to substantially contribute to climate change mitigation. • New construction projects are eligible under category 7.1 “construction of new buildings”. Buildings constructed after 31 December 2020 must demonstrate PED of at least 10% lower than the threshold set for local nearly zero-energy building requirements. • Additionally, buildings larger than 5,000sqm (also relevant to WDP warehouses) should undergo testing for air-tightness and thermal integrity, and the global warming potential |
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<ul style="list-style-type: none"> – automation and control systems, building energy management systems, lighting control systems and energy management systems; – smart meters for gas, heating, cooling and electricity; and – façade and roofing elements with a solar shading or solar control function (including those that support the growth of vegetation). 	<p>should be calculated for each stage in the building life cycle and disclosed to investors and clients on demand.</p> <ul style="list-style-type: none"> • The framework's eligibility criteria directly refer to the SCC for category 7.1, so we therefore expect these projects to substantially contribute to climate change mitigation. • The framework confirms that projects will meet all relevant additional criteria for categories 7.7 and 7.1. • Building renovation activities are eligible under category 7.2 "renovation of existing buildings". The renovations should comply with the applicable requirements for major renovations, or lead to a reduction of PED of at least 30%. • The framework's eligibility criteria directly refer to the SCC for category 7.2, so we therefore expect these projects to substantially contribute to climate change mitigation. • Projects related to energy-efficiency equipment are eligible under category 7.3 "installation, maintenance and repair of energy efficiency equipment". Such projects must consist of measures that comply with minimum requirements for individual components and systems and, where applicable, be rated in the highest two populated classes of energy efficiency. • The framework confirms that projects will comply with these requirements, so we therefore expect them to substantially contribute to climate change mitigation. • Projects related to onsite renewable energy technologies and related ancillary technical equipment are eligible under category 7.6 "installation, maintenance and repair of renewable energy technologies". • The taxonomy considers these activities to substantially contribute to climate change mitigation without needing to meet additional criteria. • Projects related to instruments and devices for measuring, regulating, and controlling buildings energy performance are eligible under category 7.5 "installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings". • The taxonomy considers these activities to substantially contribute to climate change mitigation without needing to meet additional criteria.
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Clean transportation

<ul style="list-style-type: none"> • This UoP can finance and/or refinance assets, capex and/or opex associated with the construction, maintenance and operation of infrastructure dedicated to: <ul style="list-style-type: none"> – the operation of vehicles with zero tailpipe CO₂ emissions (electric charging points); – transshipping freight between the modes: terminal infrastructure and superstructures for loading, unloading and transshipment of goods; – personal mobility or cycle logistics; and/or – urban and suburban public passenger transport. • Infrastructure funded under this UoP will not be dedicated to the transport or storage of fossil fuels. 	<ul style="list-style-type: none"> • This UoP is aligned with the ICMA GBP category of clean transportation. • Clean transportation is a key pillar to achieving the EU's 2050 climate-neutrality target. Investments in infrastructure dedicated to low-emissions transport will help reduce fossil fuel dependency, while supporting more efficient land use and creating healthier communities. • Central to reducing transport-related emissions is the adoption of zero-emissions vehicles. The scale of this adoption varies significantly across WDP's operational markets, for instance in Belgium and Romania. • Belgium recorded a 72% growth in EV charging infrastructure during the year ending 3Q24, supporting its ambitious national target of about 2 million EVs by 2030. • Romania presents an emerging market with roughly 2,000 installed public charging stations as of 2024. The Romanian government is actively expanding this network while offering financial incentives through programmes such as "Rabla Plus" to stimulate both EV adoption and charging infrastructure deployment, leveraging available EU funding mechanisms to accelerate progress. • WDP's warehouses are primarily located in urban environments. On-site charging infrastructure will encourage 	<div> <p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p> </div> <div> <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p> </div> <div> <p>13 CLIMATE ACTION</p> </div>
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the adoption of electric mobility solutions and lead to a reduction in overall transport-related emissions in the surrounding areas.

- Beyond environmental benefits, warehouse companies increasingly view onsite vehicle charging infrastructure as a strategic value-added service. It offers customers a comprehensive logistics solution that supports their sustainability goals and fleet electrification initiatives without requiring additional capital investment.
- The significant energy demands of terminal operations render freight transshipment decarbonisation a priority, with key mitigation approaches focusing on equipment electrification and the implementation of shore power infrastructure for vessels.
- Investments in infrastructure dedicated to freight transshipping will support decarbonisation efforts in this hard-to-abate industry.
- The EU made increasing public transport usage a cornerstone of its sustainable mobility strategy, driven by ambitious climate goals and urban liveability concerns.
- The European Green Deal and its "Sustainable and Smart Mobility Strategy" target a 90% reduction in transport emissions by 2050 and highlight the role of public transport in achieving this target.
- Investments in infrastructure dedicated to personal mobility and urban and suburban public passenger transport will support efforts to shift mobility patterns towards sustainable public transport.
- Projects related to personal mobility or cycle logistics infrastructure are eligible under category 6.13 "infrastructure for personal mobility, cycle logistics".
- Infrastructure and installation projects for the operation of vehicles with zero tailpipe CO₂ emissions, freight transshipping, and urban and suburban public passenger transport are eligible under category 6.15 "infrastructure enabling low-carbon road transport and public transport".
- The taxonomy considers these activities to substantially contribute to climate change mitigation, provided the infrastructure is not specifically designated for fossil fuel transportation or storage. This is confirmed in the framework.

Renewable energy

- | | |
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| <ul style="list-style-type: none"> • This UoP can finance and/or refinance assets, capex and/or opex associated with the construction or operation of electricity generation facilities producing electricity from: <ul style="list-style-type: none"> – solar power: solar PV, CSP and solar thermal facilities; and – wind power: onshore and offshore wind generation facilities. • It can also finance and/or refinance assets, capex and/or opex associated with the construction and operation of facilities that: <ul style="list-style-type: none"> – store electricity, including pumped hydropower storage; – store thermal energy, including underground thermal energy storage and aquifer thermal energy storage; and – produce heat or cool using solar thermal heating. | <ul style="list-style-type: none"> • This UoP is aligned with the ICMA GBP category of renewable energy. • Renewable energy generation facilities and energy storage technologies offer considerable environmental benefits, particularly through their lower emissions profile relative to conventional power generation approaches. • Wind and solar technologies generate clean power, reducing reliance on fossil fuel-based electricity sources such as coal and natural gas. • Thermal and electric energy storage enables more efficient use of renewable energy sources. These technologies further reduce demand for fossil fuel-based grid power, particularly during peak demand periods, and support grid stability and lower transmission losses. • In 2024, WDP achieved installed renewable energy capacity of 234MWp. The company aims to reach 350MWp by 2027, requiring a 33% increase from current levels. • In addition to company-level targets, investments under this UoP will advance national climate initiatives across WDP's operational markets. For instance, Germany's Energiewende, the country's plan to achieve a climate-neutral energy system |
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by 2045, benefits from robust renewable energy policies that align with WDP's sustainability efforts.

- This UoP will also support EU climate objectives. The revised Renewable Energy Directive (EU/2023/2413) has set the EU's binding renewable energy target for 2030 to a minimum of 42.5%, as part of the European Green Deal to achieve climate neutrality in the EU by 2050.
- Projects related to the generation of electricity from solar PV, solar CSP, solar thermal facilities, and onshore and offshore wind power are eligible under categories 4.1 "electricity generation using solar photovoltaic technology", 4.2 "electricity generation using CSP technology", 4.21 "production of heat/cool from solar thermal heating" and 4.3 "electricity generation from wind power", respectively.
- The taxonomy considers these activities to substantially contribute to climate change mitigation without needing to meet additional criteria.
- Projects related to thermal or electric energy storage units (including batteries) are eligible under categories 4.10 "storage of electricity" and 4.11 "storage of thermal energy".
- The taxonomy considers thermal energy storage and the installation, maintenance and repair of renewable energy technologies to substantially contribute to climate change mitigation without needing to meet additional criteria.
- Electricity storage is fully aligned with the SCC, provided chemical energy storage is not included, as chemical energy storage is required to meet additional SCC related to the storage medium. WDP has confirmed that expenditures related to chemical energy storage projects are not eligible under the framework.

Source: WDP green financing framework (October 2025)

Source: Sustainable Fitch, Arval, Eldrive



Use of Proceeds – Other Information

Alignment: Good

Company Material

- An amount equivalent to the net proceeds raised by any green finance instruments issued by WDP will be used, in whole or in part, to finance and/or refinance eligible green projects that meet the respective eligibility criteria outlined in the framework.
- A lookback period of no longer than three years will apply to both capex and opex. Fixed assets shall qualify for refinancing with no limitation with regards to a lookback period.

Source: WDP green financing framework (October 2025)

Sustainable Fitch's View

- The framework does not commit to a pre-identified level of new project financing for planned investments. However, the company states that its allocation reporting will include a breakdown of new financing and refinancing based on an internal company definition.
- The market generally prefers new project financing over project refinancing, as it brings more additionality from an environmental impact perspective by producing positive impacts from projects that have not been previously recognised.
- The ICMA handbook (June 2025) recommends issuers disclose, and differentiate between, the lookback period for capex refinancing and for opex refinancing. WDP's three-year lookback period for capex and opex is aligned with standard market practice.
- The framework does not include a controversial project ban. During engagement, WDP confirmed that no proceeds will be allocated towards controversial activities such as those dedicated to hard coal, lignite, oil fuels, tobacco and controversial weapons. This provides assurances that net proceeds will not be allocated to activities that contribute to environmental harm or that conflict with its sustainability objectives.

Source: Sustainable Fitch

Evaluation and Selection

Alignment: Excellent

Company Material

- WDP has established a decision-making process to determine the eligibility of nominated green projects.
- The executive committee is responsible for outlining the sustainability requirements for investments and projects regarding the different operational business lines.
- The ESG team is accountable for the identification of, and reporting on, eligible green projects, which is verified by the financial controlling team. The ESG team comprises the general counsel, the head of human resources and the sustainability manager.
- Based on reporting conducted by the ESG team, eligible green projects will then be validated by a dedicated green finance working group set up within WDP. The working group will comprise the treasury department and will be headed by the chief financial officer.

Source: WDP green financing framework (October 2025)

Sustainable Fitch's View

- The project evaluation and selection process is well defined and follows a structured and formal approach, consisting of input from the executive committee, the ESG team and a dedicated green finance working group.
- We view positively that multiple teams are involved in the decision-making process, and that sustainability personnel are involved.
- In our view, decisions taken by committees made up of representatives from a range of business units, with input from sustainability representatives, help to create effective checks and balances throughout the process.
- A green finance working group with treasury skills will validate projects identified by the ESG team.
- We view positively the division of duties between the group of people who propose eligible projects and those making the decision to approve or reject them. This reinforces internal debate on project eligibility, ensuring that proceeds are assigned in a manner that promotes positive environmental contribution.
- The framework provides sufficient information on the processes by which WDP identifies and manages perceived environmental and social risks. This aligns with the project evaluation and selection process principles of the ICMA GBP.

Source: Sustainable Fitch

Management of Proceeds

Alignment: Good

Company Material

- WDP intends to fully allocate the proceeds of green finance instruments within a timeframe of maximum 24 months after issuance.
- The net proceeds will be managed by WDP's treasury department on a portfolio basis, using an internal register system to track the portfolio of eligible green projects.
- If a green financing instrument is outstanding, an amount equivalent to the net proceeds of such instruments will be allocated to the portfolio of eligible green projects.
- Pending full allocation, any unallocated proceeds will be utilised, managed or held by WDP on a temporary basis, at its own discretion, in cash, cash equivalents and/or for any other treasury business.

Sustainable Fitch's View

- WDP confirmed that net proceeds will be managed by an internal treasury management process, in line with general market practice.
- Market best practice for proceed management is to segregate the funds from normal treasury accounts via an SPV or a ring-fenced sub-account. This prevents commingling of funds and provides assurance that funds will be used to bring about positive environmental impact throughout the instrument's term.
- Holding unallocated proceeds temporarily in cash or cash-equivalent instruments is in line with standard market practice and the ICMA GBP.
- Temporarily investing the unallocated proceeds into a restricted pool of assets that have green characteristics allows the proceeds to align with



Management of Proceeds

Alignment: Good

Company Material

- If a project no longer meets the eligibility criteria, it will be removed from the project portfolio and replaced in a timely manner on a best-effort basis.

Sustainable Fitch's View

- the sustainability commitment throughout the bond or loan term, and is the favoured proceeds-management process for many investors.
- The ability to remove projects that no longer meet the eligibility criteria in the framework provides assurance that the proceeds will continuously deliver positive environmental impacts.

Source: WDP green financing framework (October 2025)

Source: Sustainable Fitch

Reporting and Transparency

Alignment: Excellent

Company Material

- WDP will report annually until full allocation on both the allocation of proceeds and the environmental impact on the portfolio of eligible green projects.
- Reporting will commence (at the latest) a year after the issuance of the relevant green finance instrument, and will be made available in the company's annual report.
- The allocation report will include the following information :
 - the size of the identified portfolio of eligible green projects;
 - the balance (if any) of unallocated proceeds;
 - the composition of the portfolio per UoP category;
 - a breakdown by geographical area (country level);
 - a breakdown of new financing versus refinancing;
 - a breakdown of the eligible green projects by nature of what is being financed (assets, capex, opex); and
 - where feasible, and at the discretion of WDP, the amount or percentage of eligible green projects aligned with the EU taxonomy climate delegated act's SCC, do no significant harm criteria and/or minimum safeguards.
- The impact report may include the following metrics:
 - for green buildings: type and level of green building certification achieved, share of buildings with EPC, estimated annual avoided GHG emissions (tCO₂e/year);
 - for clean transportation: number of EV charging points installed, number of infrastructure projects enabling low-carbon road transport and public transport; and
 - for renewable energy: estimated annual renewable energy generation (MWh), total installed renewable energy capacity (MWp).
- WDP will align, on a best-effort basis, reporting with the portfolio approach described in the ICMA "Handbook - Harmonised Framework for Impact Reporting (June 2024)".
- WDP will request annually until full allocation a limited assurance report on the allocation of an amount equivalent to proceeds from each green finance instrument to the eligible green projects, provided by an external auditor. It will also provide an external review on the impact report.

Sustainable Fitch's View

- WDP committed to reporting on the allocation and impact of any green finance instrument issued annually until the full allocation of proceeds. This aligns with the recommendations of the ICMA GBP.
- During engagement, the issuer confirmed its commitment to update allocation reporting in the event of any material changes to allocated proceeds, providing increased transparency of allocation across the life of the instrument.
- The framework includes a commitment to reporting the allocation and impact of net proceeds, based on a portfolio approach for each of the UoP categories. This level of disclosure granularity is in line with general market practice.
- We consider project-by-project reporting, segregated by individual instruments, to be more granular. This supports transparency and enables investors to attribute impact to the specific projects financed.
- WDP commits to providing the share of financing and refinancing in its allocation reports.
- The framework defines new financing as projects financed during the previous reporting period. This may include projects already undertaken, which could reduce transparency for investors by blurring the distinction between funds directed towards new investments with clearly identifiable new impacts and those supporting ongoing initiatives.
- We positively view the issuer's selection of impact metrics. Example metrics are specifically measurable and aligned with recognised international market standards, namely the recommendations of the ICMA Handbook – Harmonised Framework for Impact Reporting from June 2024.
- WDP's commitment to obtain an assurance report from an external auditor on the allocation reporting is standard market practice.
- We view it positively that external verification of impact reporting will be provided. This adds credibility to the reported environmental metrics and enhances transparency for investors.

Source: WDP green financing framework (October 2025)

Source: Sustainable Fitch



Relevant UN Sustainable Development Goals

- **7.2:** By 2030, increase substantially the share of renewable energy in the global energy mix.
- **7.3:** By 2030, double the global rate of improvement in energy efficiency.



- **9.4:** By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities.



- **11.2:** By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons.



- **13.2:** Integrate climate change measures into national policies, strategies and planning.



Source: Sustainable Fitch, UN



Appendix A: Principles and Guidelines

Type of Instrument: Green

Four Pillars	
1) Use of Proceeds (UoP)	Yes
2) Project Evaluation & Selection	Yes
3) Management of Proceeds	Yes
4) Reporting	Yes
Independent External Review Provider	
Second-party opinion	Yes
Verification	Yes
Certification	No
Scoring/Rating	No
Other	n.a.
1) Use of Proceeds (UoP)	
Renewable energy	Yes
Energy efficiency	Yes
Pollution prevention and control	No
Environmentally sustainable management of living natural resources and land use	No
Terrestrial and aquatic biodiversity conservation	No
Clean transportation	Yes
Sustainable water and wastewater management	No
Climate change adaptation	No
Certified eco-efficient and/or circular economy adapted products, production technologies and processes	No
Green buildings	Yes
Unknown at issuance but currently expected to conform with GBP categories, or other eligible areas not yet stated in GBP	No
Other	n.a.
2) Project Evaluation and Selection	
Evaluation and Selection	
Credentials on the issuer's social and green objectives	Yes
Documented process to determine that projects fit within defined categories	Yes
Defined and transparent criteria for projects eligible for sustainability instrument proceeds	Yes
Documented process to identify and manage potential ESG risks associated with the project	Yes
Summary criteria for project evaluation and selection publicly available	Yes
Other	n.a.
Evaluation and Selection, Responsibility and Accountability	
Evaluation and selection criteria subject to external advice or verification	No
In-house assessment	Yes
Other	n.a.
3) Management of Proceeds	
Tracking of Proceeds	
Sustainability instrument proceeds segregated or tracked by the issuer in an appropriate manner	Yes
Disclosure of intended types of temporary investment instruments for unallocated proceeds	Yes
Other	n.a.



Type of Instrument: Green

Additional Disclosure

Allocations to future investments only	No
Allocations to both existing and future investments	Yes
Allocation to individual disbursements	No
Allocation to a portfolio of disbursements	Yes
Disclosure of portfolio balance of unallocated proceeds	Yes
Other	n.a.

4) Reporting

UoP Reporting

Project-by-project	No
On a project portfolio basis	Yes
Linkage to individual instrument(s)	No
Other	n.a.

UoP Reporting/Information Reported

Allocated amounts	Yes
Sustainability instrument-financed share of total investment	No
Other	n.a.

UoP Reporting/Frequency

Annual	Yes
Semi-annual	No
Other	n.a.

Impact Reporting

Project-by-project	No
On a project portfolio basis	Yes
Linkage to individual instrument(s)	No
Other	n.a.

Impact Reporting/Information Reported (exp. ex-post)

GHG emissions/savings	Yes
Energy savings	No
Decrease in water use	No
Other ESG indicators	Renewable energy generated onsite (MWh)

Impact Reporting/Frequency

Annual	Yes
Semi-annual	No
Other	n.a.

Means of Disclosure

Information published in financial report	Yes
Information published in ad hoc documents	No
Information published in sustainability report	No
Reporting reviewed	Yes
Other	n.a.

Note: n.a. – not applicable.

Source: Sustainable Fitch, ICMA, LMA, LSTA and APLMA

Appendix B: Definitions

Term	Definition
Debt types	
Green	Proceeds will be used for green projects and/or environmental-related activities as identified in the instrument documents. The instrument may be aligned with ICMA Green Bond Principles or other principles, guidelines or taxonomies.
Social	Proceeds will be used for social projects and/or social-related activities as identified in the instrument documents. The instrument may be aligned with ICMA Social Bond Principles or other principles, guidelines or taxonomies.
Sustainability	Proceeds will be used for a mix of green and social projects and/or environmental and social-related activities as identified in the instrument documents. The instrument may be aligned with ICMA Sustainability Bond Guidelines or other principles, guidelines, taxonomies.
Sustainability-linked	Financial and/or structural features are linked to the achievement of pre-defined sustainability objectives. Such features may be aligned with ICMA Sustainability-linked Bond Principles or other principles, guidelines or taxonomies. The instrument is often referred to as an SLB (sustainability-linked bond) or SLL (sustainability-linked loan).
Conventional	Proceeds are not destined for any green, social or sustainability project or activity, and the financial or structural features are not linked to any sustainability objective.
Other	Any other type of financing instrument or a combination of the above instruments.
Standards	
ICMA	International Capital Market Association. In the Second-Party Opinion we refer to alignment with ICMA's Bond Principles: a series of principles and guidelines for green, social, sustainability and sustainability-linked bonds.
LMA, LSTA and APLMA	Loan Market Association (LMA), Loan Syndications and Trading Association (LSTA) and Asia Pacific Loan Market Association (APLMA). In the Second-Party Opinion we refer to alignment with Sustainable Finance Loan Principles: a series of principles and guidelines for green, social and sustainability-linked loans.
EU Green Bond Standard	A set of voluntary standards created by the EU to "enhance the effectiveness, transparency, accountability, comparability and credibility of the green bond market".

Source: Sustainable Fitch, ICMA, UN, EC Platform on Sustainable Finance

Appendix C: Second-Party Opinion Methodology

Second-Party Opinion

Second-Party Opinions (SPO) are a way for issuers to obtain an independent external review on their green, social, sustainability and sustainability-linked instruments.

As per the ICMA Guidelines for External Reviewers, an SPO entails an assessment of the alignment of the issuer's green, social, sustainability or sustainability-linked bond or loan issuance, framework or programme with the relevant principles. For these purposes, "alignment" should refer to all core components of the relevant principles.

Sustainable Fitch analysts vary the analysis based on the type of instruments, to consider whether there are defined uses of proceeds or KPIs and sustainability performance targets. The analysis is done on a standalone basis, separate to the entity.

Analytical Process

The analysis considers all available relevant information (ESG and financial). The reports transparently display the sources of information analysed for each section and provide a line-by-line commentary on the sub-factors analysed. The ESG analysts working on an SPO will also engage directly with the issuer to acquire any additional relevant information not already in the public domain or in instrument-related documentation.

An important part of the analysis is the assessment of the E and S aspects of the use of proceeds. In addition to the alignment with ICMA Principle and Guidelines, the analysis may also refer to major taxonomies (e.g. the EU taxonomy for E aspects, and the UN Sustainable Development Goals for S aspects).

Once the analyst has completed the analysis, with commentary for the related SPO, it is submitted to the approval committee, which reviews it for accuracy and consistency. Based on issuer preference and mandate, an SPO can be monitored (annually or more frequently, if new information becomes available) or on a point-in-time basis.

Scale and Definitions

ESG Framework	
Excellent	Sustainable finance framework and/or debt instrument structure is fully aligned to all relevant core international principles and guidelines. Practices inherent to the structure meet excellent levels of rigour and transparency in all respects and are well in excess of the standards commonly followed by the market.
Good	Sustainable finance framework and/or debt instrument structure is fully aligned to all relevant core international principles and guidelines. Practices inherent to the structure meet good levels of rigour and transparency; in some instances, they go beyond the standards commonly followed by the market.
Aligned	Sustainable finance framework and/or debt instrument structure is aligned to all relevant core international principles and guidelines. Practices inherent to the structure meet the minimum standards in terms of rigour and transparency commonly followed by the market.
Not Aligned	Sustainable finance framework and/or debt instrument structure is not aligned to relevant core international principles and guidelines. Practices inherent to the structure fall short of common market practice.

Source: Sustainable Fitch



SOLICITATION STATUS

The Second-Party Opinion was solicited and assigned or maintained by Sustainable Fitch at the request of the entity.

A Sustainable Fitch Analytical Product provides an assessment of the Environmental, Social and/or Governance qualities of an issuer and/or its financial instruments or securities. Sustainable Fitch Analytical Products include without limitation ratings, scores, second-party opinions and other assessments, opinions and data-related products, among other Analytical Products. A Sustainable Fitch Analytical Product is not a credit rating. Analytical Products are provided by Sustainable Fitch, a Fitch Solutions company, and an affiliate of Fitch Ratings. Sustainable Fitch has established specific policies and procedures intended to avoid creating conflicts of interest and compromising the independence or integrity of Fitch Ratings' credit rating activities and Sustainable Fitch's Analytical Product generation activities. For a description of the methodology, limitations and disclaimers relating to Sustainable Fitch's Analytical Products, please use this link: www.sustainablefitch.com.

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