



# Allocation Report Green Bonds

ISIN HU0000360102

ISIN HU0000360284

ISIN XS2356039268

December 2023

## INTRODUCTION

GTC Group prepared its Green Bonds Framework in November 2020, which was revised and updated in June 2021 (<https://www.gtcgroup.com/en/investors/bonds/green-bonds>). On the basis of this Green Bonds Framework, GTC Group launched three green bonds issues with the first green bonds issued in December 2021, for an amount of HUF 39.6bn (EUR 110m) and a maturity date in December 2030. The second tranche of the green bonds was issued in March 2021, for an amount of HUF 19.8bn (EUR 55m) and is due in March 2031. These two green bond issues were carried out on the Hungarian market by GTC Real Estate Development Hungary Zrt. The bonds are admitted for trading on the Budapest Stock Exchange (XBond).

In June 2021, GTC Aurora Luxembourg S.A. issued EUR 500 million of green euro bonds due in June 2026. The bonds are admitted for trading on the Euronext Dublin.

The following table provides details of the green bonds issued by the GTC Group:




	<b>Green Bonds</b> <b>ISIN HU0000360102</b>	<b>Green Bonds</b> <b>ISIN HU0000360284</b>	<b>Green Eurobonds –</b> <b>ISIN XS2356039268</b>
<b>Issue Size</b>	HUF 39.6bn	HUF 19.8bn	EUR 500m
<b>Issue Tenor</b>	10 years	10 years	5 years
<b>Issue Date</b>	7 December 2020	17 March 2021	23 June 2021
<b>Final Maturity Date</b>	7 December 2030	17 March 2031	23 June 2026
<b>Coupon</b>	2.25% <sup>1</sup>	2.6% <sup>2</sup>	2.25%
<b>Issuer</b>	GTC Real Estate Development Hungary Zrt	GTC Real Estate Development Hungary Zrt	GTC Aurora Luxembourg S.A.
<b>Issue Rating</b>	BBB- with a Stable Outlook by Scope Ratings	BBB- with a Stable Outlook by Scope Ratings	BBB- with a Stable Outlook by Fitch and Ba1 rating with Positive Outlook by Moody's
<b>Status</b>	Senior Unsecured	Senior Unsecured	Senior Unsecured
<b>SPO Provider for Green Framework</b>	Sustainalytics	Sustainalytics	Sustainalytics
<b>Global Coordinators</b>	OTP Bank Nyrt. Equilor Zrt.	OTP Bank Nyrt.	J.P. Morgan, Morgan Stanley
<b>Joint Bookrunners</b>	-	-	J.P. Morgan, Morgan Stanley, Erste and Raiffeisen
<b>Stock Exchange</b>	Budapest Stock Exchange (XBond)	Budapest Stock Exchange (XBond)	Euronext Dublin

<sup>1</sup> The green bonds were fixed to the Euro and the fixed annual coupon was swapped for an interest fixed rate of 0.99%

<sup>2</sup> The green bonds were fixed to the Euro, and the fixed annual coupon was swapped for an interest fixed rate of 0.93%.

Net proceeds from the issuance of the above-mentioned green bonds were EUR 659.8m, out of which the net proceeds that are allocated to fund Eligible Green Projects are EUR 610.4m while the remaining amount shall be allocated to general corporate purposes, as per the GTC Aurora Luxembourg S.A. prospectus.

Net proceeds from the issuance of the above-mentioned green bonds were used to, based on GTC’s Green Bonds Framework and use of proceeds section of the relevant prospectuses, fund green projects meeting one or more of the following criteria (“Eligible Green Projects”, such projects comprising the “Eligible Green Portfolio”):

Green Bond Principles Category	Eligibility Criteria	Reporting Metrics	Relevant Sustainable Development Goals
<b>Green Buildings (including financing relating to construction, acquisition, and renovation)</b>	Financing of buildings achieving the following certifications: <ul style="list-style-type: none"> <li>• LEED (Platinum or Gold)<sup>3</sup>;</li> <li>• BREEAM (Very Good, Outstanding or Excellent);<sup>4</sup> or</li> <li>• DGNB (Platinum or Gold)<sup>5</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Level of certification</li> <li>• tCO<sub>2</sub>e avoided</li> <li>• MWh pa saved</li> <li>• % annual energy efficiency gain relative to baseline</li> <li>• Annual reduction in water consumption (in m<sup>3</sup>)</li> </ul>	SDG 11: Sustainable Cities and Communities 
<b>Energy Efficiency</b>	Financing of buildings falling into Top 15% of most energy efficient buildings in a local context  Financing of buildings where the net primary energy demand of the new construction is at least 20% lower than the primary energy demand resulting from the relevant NZEB requirements; <sup>6</sup> and or:  Financing of building renovations where the renovation achieves savings of at least 30% in net primary energy demand in comparison to the baseline performance of the building before the renovation.	<ul style="list-style-type: none"> <li>• tCO<sub>2</sub>e avoided</li> <li>• MWh pa saved</li> <li>• % annual energy efficiency gain relative to baseline</li> </ul>	SDG 7: Affordable and Clean Energy   SGG 11: Sustainable Cities and Communities 

<sup>3</sup> Leadership in Energy and Environmental Design - LEED: <https://www.usgbc.org/leed>

<sup>4</sup> Building Research Establishment – BREEAM: <https://www.breeam.com/>

<sup>5</sup> DGNB – German Sustainable Building Council: <https://www.dgnb-system.de/en/system>

<sup>6</sup> The threshold is based on ‘nearly-zero energy building’ (NZEB) requirements, which are defined in national regulation implementing the Energy Performance of Buildings Directive and are mandatory across EU Member States from 2021.

## ALLOCATION REPORTING

Net proceeds to fund Eligible Green Projects in the amount of EUR 610.4m were allocated during 2021 to Eligible Green Projects as presented in the Allocation Report dated December 2021 and available on corporate website under the link: <https://www.gtcgroup.com/en/investors/bonds/allocation-reports>.

The majority of the funds (82%) was used to refinance project loans for Eligible Green Projects in line with the Group's strategy to shift from secured financing to predominantly unsecured financing through the issuance of green bonds and use the proceeds to refinance secured project loans in 2021. GTC also allocated part of the proceeds (18%) to acquire completed Eligible Green Projects.

However, following the sale of certain assets from the portfolio to which the funds were allocated, completion of new assets and change in the market conditions, the Group decided to introduce certain changes in the allocation of the funds raised under the green bonds and the new allocation of the funds is presented in the table below:

At present, 83% of the funds have been used to refinance project loans for Eligible Green Projects, while the remaining 17% have been used to acquire Eligible Green Projects. These include 3 shopping malls and 19 office buildings located in Poland, Budapest, Belgrade, Bucharest and Sofia.

The table below shows the current allocation of funds to Eligible Green Projects:

Use of proceeds	Category						Funds allocated in 2023 <sup>7</sup> (EUR)	Funds allocated in 2021 <sup>8</sup> (EUR)
	Projects	GLA (sqm)		Green building certification	Location			
refinancing	Corius	9,600	office	Leed Gold	Warsaw, Poland	7.4m	-	
refinancing	Pillar	29,100	office	Leed Gold	Budapest, Hungary	43.0m	-	
refinancing	GTC X	17,700	office	Leed Gold	Belgrade, Serbia	22.0m	-	
refinancing	Ada Mall	33,900	retail	Leed Gold	Belgrade, Serbia	84.0m	58.8m	
refinancing	City Gate	47,600	office	Leed Gold	Bucharest, Romania	50.0m	72.7m	
refinancing	Center Point 1&2	40,700	office	Leed Gold	Budapest, Hungary	40.0m	10.0m	
acquisition	Vaci Greens D	15,650	office	Breeam in Use Excellent	Budapest, Hungary	23.0m	27.0m	
acquisition	Ericsson HQ	21,100	office	Leed Gold	Budapest, Hungary	67.0m	80.0m	
acquisition	evosoft Hungary HQ	20,700	office	Leed Gold	Budapest, Hungary			
refinancing	Premium Point	6,300	office	DGNB Gold	Bucharest, Romania	15.0m	13.6m	
refinancing	Premium Plaza	8,500	office	DGNB Gold	Bucharest, Romania			

<sup>7</sup> Includes loan amount as well as the loan prepayment fees and hedge breaking costs

<sup>8</sup> Includes loan amount as well as the loan prepayment fees and hedge breaking costs

refinancing	Advance Business Center I&II	33,900	office	Leed Gold	Sofia, Bulgaria	<b>33.0m</b>	42.1m
refinancing	Mall of Sofia and Sofia Tower I	33,100	retail and office <sup>9</sup>	Leed Gold	Sofia, Bulgaria	<b>40.0m</b>	55.1m
refinancing	Galeria Północna	65,000	retail	Leed Gold	Warsaw, Poland	<b>124.0m</b>	173.3m
refinancing	Korona Office Complex	38,250	office	Breeam In-Use Excellent	Kraków, Poland	<b>62.0m</b>	41.3m
-	Matrix A&B	-	office	Leed Platinum	Zagreb, Croatia	<b>sold</b>	23.8m
-	GTC Metro	16,200	office	Breeam in-Use Excelent	Budapest, Hungary	-	12.7m
		<b>421,100</b>				<b>610.4m</b>	610.4m

#### Shopping Malls:

- Ada Mall is located at the famous shopping and leisure destination of Belgrade and is a meeting place, not only for the local residents but also for the tens of thousands of tourists who visit the island throughout the year. It has an amazing atmosphere, beautiful interior and one of the most breathtaking views from green terraces overlooking a marina and the largest park in Belgrade. The shops are lined up along the irregular shape of the mall and the two sides are connected by two bridges on every floor to create a sequence of three plazas on the ground level. Ada Mall was *LEED Gold* certified in 2021.
- Mall of Sofia is a mixed-use project located at the intersection of the two main roads in the city center of Sofia. The buildings were completed in 2006 and acquired by GTC in 2018. The project offers 10,400 sq m of office space in Sofia Tower I, and 22,700 sq m of retail space. In addition, a new 7,800 sq m office tower was completed in 2022. Mall of Sofia together with Sofia Tower I received *LEED Silver* certification in 2017 and *LEED Gold* certification in 2023.
- Galeria Północna is a 64,800 sq m shopping mall located in Warsaw, Poland. The mall was completed by GTC in 2017. Galeria Północna is very well connected to the rest of the city by public transport, with 2 tram lines, a rapid tram line to the metro station and 11 city buses. Galeria Północna is one of the most environmentally-friendly buildings in its category in Poland. In November 2018, it was awarded *LEED Gold* certificate.

#### Offices:

- The Korona Office Complex is a 38,250 sq m office project comprising four independent buildings located in Kraków, Poland. The buildings were completed by GTC in 2003 (Galileo), 2007 (Newton and Edison) and in 2014 (Pascal). All buildings in the Korona Office Complex have been awarded *BREEAM In-Use Excellent* certificates in the "Asset Performance" and "Building Management" categories. All buildings in the Korona Office Complex in Kraków were certified with the "Barrier-Free Facility" certificate in December of 2022.
- The Advance Business Center office complex with ground floor retail combines cutting-edge architectural design, innovative engineering and exceptional property management in order to create

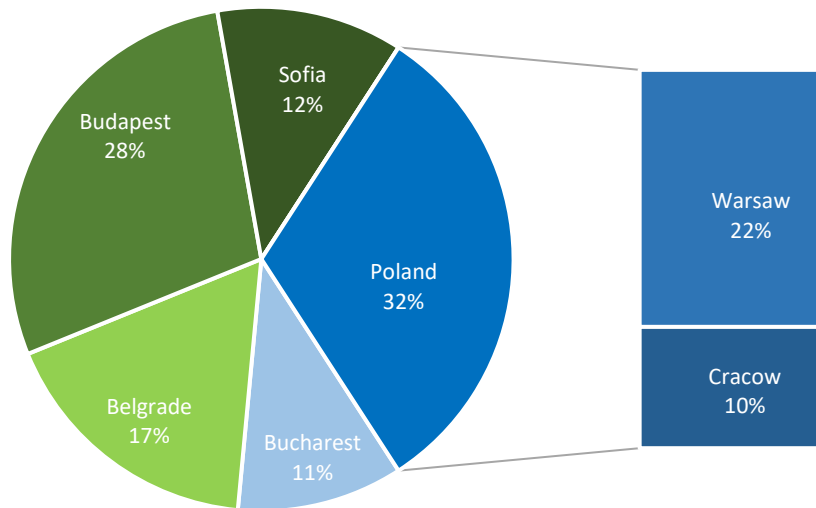
<sup>9</sup> Counted as retail asset

an inspiring work environment that enhances productivity, well-being and creativity. Advance Business Center is located next to Business Park Sofia – the largest established fully-fledged business district with numerous office developments. Advance Business Center received *LEED Gold* certifications in 2021 and 2022.

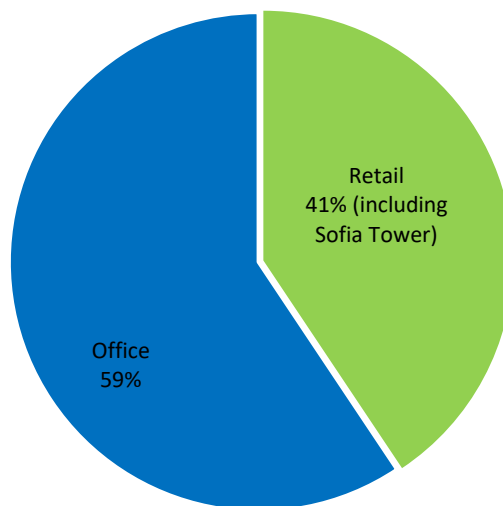
- Premium Plaza is a modern, 15-storey A-class Office Tower located close to Victoriei Square - the financial, administrative and business center of Bucharest. The property enjoys a corner location on the city's inner ring road and excellent accessibility by all modes of transport. The building received *DGNB Gold* certification in 2015 and was recertified at *DGNB Gold* level in 2021.
- Premium Point is an A-Class office building, located next to Victoriei Square, the financial and administrative center of Bucharest. It enjoys proximity to numerous bus, tram and subway lines as well as a wide range of services, restaurants and other amenities. The project is within a walking distance from Bucharest's main railway station. The building received *DGNB Gold* certification in 2015 and was recertified at *DGNB Gold* level in 2021.
- The Ericsson Headquarters has a total lettable area of 21,100 sq m, and also houses a large research and development facility. The new office and laboratory development is one of the most innovative headquarters in the country. In terms of form, function and the sophisticated architectural solutions, it blends in perfectly with its surroundings. The building received *LEED Gold* certification in 2018.
- The Váci Greens Office Park "D" building is an exclusive A+ category office space located in the 13th district of Budapest, in the Váci Office Corridor, at the corner of Váci út and Fiastyúk utca, surrounded by a unique green environment. By diagonally cutting through the lower two floors of the building and opening up the inner courtyard in between, Váci Greens D provides a main access to the central square for those arriving from the metro. The resulting internal open atrium provides cafes and restaurants as amenities for those seeking refreshment. The building has been awarded *BREEAM In-Use Excellent* certificate .
- CenterPoint is a 40 700 m<sup>2</sup> state-of-the-art office development, in the heart of District 13. It offers a combination of retail and leisure on the ground floor and flexible and efficient office space above. The building was awarded *LEED Gold* certificate in 2023.
- City Gate is a 47,600 sq m office project with two independent towers located in Bucharest, Romania. The towers were completed by GTC in 2009. The City Gate North Tower received *LEED Gold* certification in 2013 and was recertified at the same level in 2018. The City Gate South Tower received *LEED Silver* in 2014 and was recertified at *Gold* level in 2019.
- The Corius office building is a part of the Aeropark Business Center complex located in close proximity of Warsaw's Chopin Airport. The entire Aeropark project offers a total of 29,000 sq. m of high-quality commercial space, providing tenants with room for growth within one office park. In 2012 Corius was awarded a prestigious *LEED Gold* certificate.
- Pillar is a 29 100 sq m landmark office development in the heart of Budapest. Designed by award-winning local architectural firm Zoboki Design & Architecture and developed by GTC Hungary, this striking development hides a garden oasis behind a colonnade of perimeter pillars. It is situated in a highly visible landmark location in the Budapest's 13th District, which is rapidly becoming the capital's new business quarter. The building was awarded *LEED Gold* level in 2022.
- GTC X brought to the market 17,700 sq m of first-class office space in Block 41, located on Milutin Milanković Boulevard in New Belgrade. Like all previous GTC Group projects, GTC X was designed and built in accordance with the green standards of the *LEED Gold* certification, which guarantees maximum

energy efficiency and the state-of-the-art technology. The building was awarded *LEED Gold* certificate in 2022.

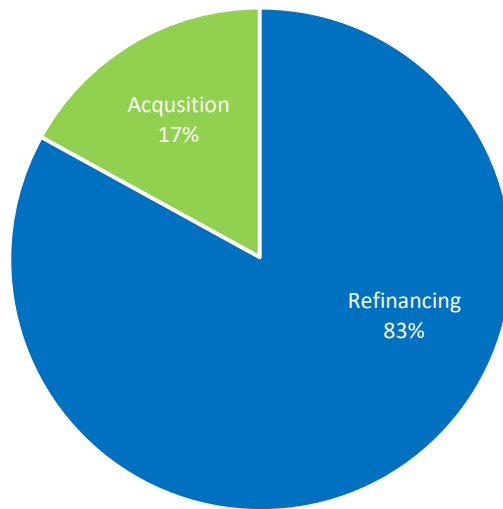
Funds are distributed geographically as shown in Figure 1.



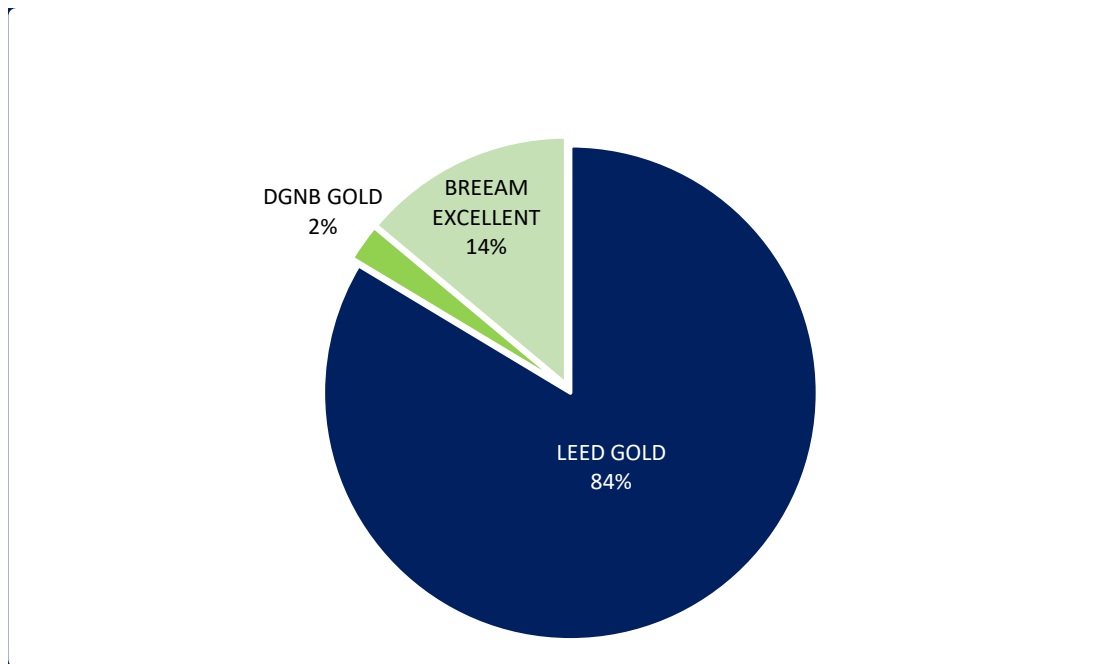
Funds are distributed by sector as shown in Figure 2.



Funds are distributed into refinancing/acquisition/refurbishment/construction as shown in Figure 3<sup>10</sup>.



Funds are distributed by type of green certification as shown in Figure 4.



<sup>10</sup> Acquisitions were carried out utilizing the bonds ISIN HU0000360102 and ISIN HU0000360284



## THE IMPACT OF GREEN BONDS ON THE PORTFOLIO

The funds raised under the green bonds were allocated in total to 22 Eligible Green Projects. The following data presents information for the 22 buildings which are financed from green bonds as of 31 December 2023:

Total annual GHG emissions in 2022

Scope 1, 2 and 3 (tenants' emission)

**46,676 tCO<sub>2</sub> eq**

Average annual emissions savings

(-11% pa y-o-y, -12% LfL)

**-5,511 tCO<sub>2</sub> eq**

**-6,120 tCO<sub>2</sub> eq LfL (excluding Pillar and GTC X)**

Average GHG emissions intensity in 2022

**106 kg co<sub>2</sub>eq/sq m GLA/area with controlled air temperature (retail)/year<sup>11</sup>**

Total annual GHG emissions in 2022 decreased due to the fact that 100% of the energy acquired by GTC in office and retail buildings, mainly for common spaces (excluding Serbia), have green certificates of renewable energy sources. With sustainable electricity used in Poland, Romania, Hungary, Bulgaria and Croatia, GTC aims to reduce its carbon footprint and commits to ensure affordable and clean energy in all its facilities. The electricity supply has a so-called guarantee of origin, i.e. a certificate confirming that it was obtained from renewable sources.

Total annual energy consumption in 2022

**108,352 MWh**

Average water consumption in 2022

**168,275 m<sup>3</sup>**

No annual energy savings

(consumption +8% pa y-o-y, +1% LfL)

**+8,426 MWh**

**+601 MWh LfL (excluding Pillar and GTC X)**

No water savings in 2022

(consumption +38% y-o-y and +30% LfL)

**+46,235 m<sup>3</sup>**

**+36,172 m<sup>3</sup> LfL- (excluding Pillar and GTC X)**

<sup>11</sup> Emission of GTC X was annualized based on 3-month data.

Average energy consumption intensity in  
2022<sup>12</sup>

**242 kWh/sq m GLA/ area  
with controlled air  
temperature (retail)/year**

Average water consumption intensity in  
2022

**0.37 m3/sq m GLA/ area  
with controlled air  
temperature (retail)/year**

In recent years, we have faced a number of challenges posed by the health concerns. The COVID-19 pandemic has caused a change in people's daily habits, more consumers and employees stayed at home. Consumption in years 2020 and 2021 was lower due to health restrictions and COVID lockdowns. Since the restrictions were lifted people's behavior has begun returning to pre-pandemic normalcy; retail and office activity has picked up. The increase in energy and water consumption was higher mainly due to the increase in mall traffic after the post-pandemic closures in 2020-2021 and the increase in physical occupancy in the offices as employees returned from home office.

Annual energy efficiency gain relative to an  
established baseline (2019) and +10% LfL  
(16 buildings, excluding ABC I&I, Pillar, GTC X,  
Ericsson and evosoft HQs)

**23%**

Average energy consumption intensity in 2022

**242<sup>13</sup> kWh/sq m GLA or area with  
controlled air temperature  
(retail)/year**

The increase in energy efficiency increased (LfL) is mainly due to the decrease in energy consumption mainly in all office buildings in Romania, Korona Office Complex in Krakow, Galeria Północna in Warsaw and Ada Mall in Belgrade. In addition, GTC X has a higher energy efficiency than the rest of the buildings and had a significant impact on the energy efficiency gain.

<sup>12</sup> Consumption of GTC X was annualized based on 3-month data.

<sup>13</sup> Emission of GTC X was annualized based on 3-month data

## CASE STUDIES ON INDIVIDUAL PROJECTS

### Pillar



Pillar is a 29 100 sq m landmark office development set within the heart of Budapest. Designed by award winning local architect practice Zoboki Design & Architecture and developed by GTC Hungary, this striking development hides a garden oasis behind a colonnade of perimeter pillars. It is situated in a highly visible landmark location in the Budapest's 13th District, which is rapidly becoming the new business quarter of the capital. The building is offering café bars, restaurants, co-working spaces, a post office, a playroom, a relaxing garden, bike facilities, shopping experience, a conference center, and most importantly, modern, premium-quality office spaces.

The building was designed to suit the expectations and needs of international tenants but more importantly to minimize its environmental impact. Sustainable solutions have been incorporated into the design which allows clients to enjoy the environmentally friendly product. Pillar was designed and constructed in line with LEED certification and is now part of GTC's eco-friendly portfolio. Great attention to detail and tailor-made solutions were equally important as well as the building's main occupier who greatly contributed to the design of the building and worked closely with GTC to ensure Pillar will be the best possible space for Exxon's employees. In 2022, the building was awarded LEED Gold certificate for building design and construction: core and shell development.

The Pillar is currently occupied by anchor tenants such as ExxonMobil, Almárium Gasztro, Aladdin-Lux.

Country	Total allocated proceeds	Number of buildings	Square meters	Certification level
Hungary	EUR 43m	1	29,100	LEED GOLD

Total annual GHG emissions  
in 2022  
Scope 1, 2 and 3 (tenants emission)

**295 tCO<sub>2</sub> eq**

Total annual energy  
consumption in 2022  
**7,587 MWh**

Average water consumption  
in 2022  
**6,456 m<sup>3</sup>**

Average GHG emissions intensity  
in 2022

**10 kg co<sub>2</sub>eq/sq m  
GLA/year**

Average energy  
consumption intensity in  
2022

**261 kWh/sq m  
GLA/year**

Average water consumption  
intensity in 2022

**0.22 m<sup>3</sup>/sq m  
GLA/year**

100% of the energy purchased by  
GTC have green certificates of  
renewable energy sources.

**GTC X**



GTC X brings to the market 17,700 sq m of first-class office space in Block 41, located along Milutin Milanković Boulevard in New Belgrade. Like all previous GTC Group projects, GTC X was designed and built in accordance with the green standards of the LEED Gold certificate, which guarantees maximum energy efficiency and the state-of-the-art technology. In 2023, the building was awarded LEED Gold certificate for building design and construction: core and shell development. Currently, GTC X boasts tenants such as HTEC Group, Tenderly, Mazars.



Country	Total allocated proceeds	Number of buildings	Square meters	Certification level
Serbia	EUR 22m	1	17,700	LEED GOLD

Total annual GHG emissions in 2022 (shows 3-month emission) Scope 1, 2 and 3 (tenants emission)

**315 tCO2 eq**

Total annual energy consumption in 2022 (shows 3-month consumption)

**238 MWh**

Average water consumption in 2022

**3,607 m3**

Average GHG emissions intensity in 2022

**71 kg co2eq/sq m/year<sup>14</sup>**

Average energy consumption intensity in 2022

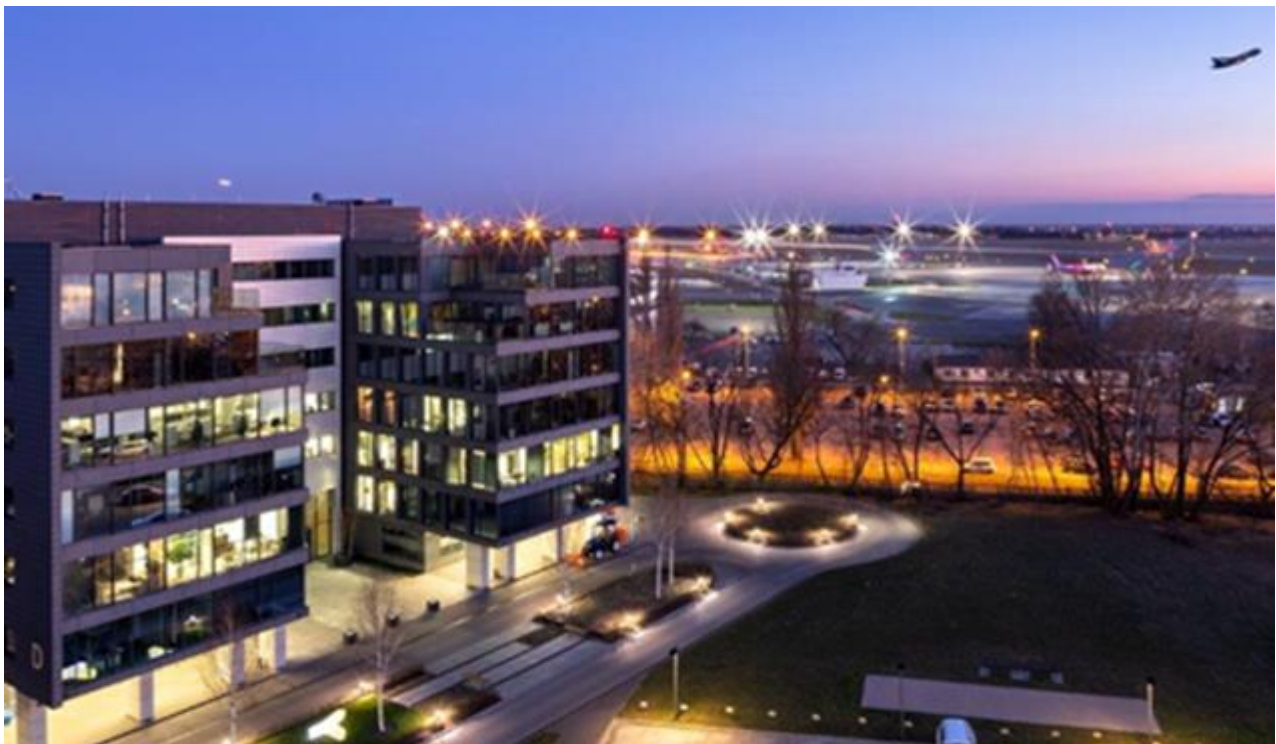
**54 kWh/sq m/year<sup>15</sup>**

Average water consumption intensity in 2022

**0.20 m3/sq m/year**

The building was completed in Q4 2022 and tenants start moving in at the end of year

**Corius**



<sup>14</sup> Emission of GTC X was annualized based on 3-month data.

<sup>15</sup> Consumption of GTC X was annualized based on 3-month data.

Corius office building is a part of Aeropark Business Center complex located in the direct proximity of Warsaw's Chopin Airport. The entire Aeropark project offers a total of 29,000 sq. m of high-quality commercial space, giving the tenants room for growth within one office park. The complex is a unique combination of green spaces, offices and services that allow for the realization of daily private and professional tasks. It is fully in line with the concept of work-life blending. It is a complex of 3 buildings with an exceptionally wide range of services and amenities for tenants, which, combined with the peaceful environment and numerous green areas, make the employees feel at home in Aeropark. The entire complex combines high quality modern office space with easy access to public transportation, thus meeting the needs of even the most demanding tenants. Its architectural design, which reflects the natural advantages of the surroundings (including a pond and green areas) and its proximity to the airport, was created by the renowned APA Kuryłowicz & Associates studio. Aeropark Business Center offers 180 parking spaces that are available for tenants in an underground garage and additional parking spaces for guests, taxis, and couriers on the ground level. In 2012, Corius received a prestigious LEED (Leadership in Energy and Environmental Design) certificate, granted by American Green Building Council, that promotes environmentally friendly real estate development.

Currently, the entire Aeropark Business Center complex (consisting of Nothus, Zephyrus, and Corius) boasts tenants such as are LOT, Sieć Badawcza Łukasiewicz-Instytut Lotnictwa, DHL, Egis, GTC.

Country	Total allocated proceeds	Number of buildings	Square meters	Certification level
Poland	EUR 7.4m	1	9,700	LEED GOLD

Total annual GHG emissions  
in 2022  
Scope 1, 2 and 3 (tenants emission)  
**719 tCO2 eq**

Total annual energy  
consumption in 2022  
**2,410 MWh**

Average water consumption  
in 2022  
**2,710 m3**

Average GHG emissions intensity  
in 2022  
**75 kg co2eq/sq m  
GLA/year**

Average energy  
consumption intensity in  
2022  
**251 kWh/sq m  
GLA/year**

Average water consumption  
intensity in 2022  
**0.28 m3/sq m  
GAL/year**

100% of the energy purchased by  
GTC (mainly for common spaces)  
have green certificates of  
renewable energy sources

There was no energy savings  
in 2022  
(consumption +7% y-o-y)  
**+167 MWh**

There was no water savings  
in 2022  
(consumption +28% y-o-y)  
**+594 m3**

Annual energy efficiency gain  
relative to an established  
baseline (2019) **17%**

Consumption in 2020 and 2021 was lower as a result of health restrictions and COVID lockdowns. As the limitations were lifted and employee behavior began to return to pre-pandemic levels, the office building increased its physical occupancy. The increase in consumption was higher as a result of increased number of employees returning to workplace after post-pandemic closures in 2020-2021.

## **Mall of Sofia**



Mall of Sofia is a mixed-use project located at the intersection of the two main roads in the center of Sofia. The buildings were completed in 2006 and acquired by GTC in 2018. The project offers 10,400 sq m of office space in Sofia Tower I, and 22,700 sq m of retail space. In addition, a new 7,800 sq m office tower was completed in 2022.

The shopping mall is currently occupied by anchor tenants such as Cinema City, Billa, H&M, Terranova, Ikea, Technomarket, CCC, Ciela Bookmania. Sofia Tower I is leased to prominent tenants including: Deloitte, Iqvia RDS, Pension Insurance Company Dsk, Dais Software.

The building benefits from its strategic location with direct access to several bus, trolley, tram stops and a metro station only 3 minutes away. Mall of Sofia together with Sofia Tower was awarded LEED Silver for Existing Buildings: Operations and Maintenance certificate in 2017 and "Gold" in 2023.

Along with the LEED certification, other environmentally friendly innovations have been implemented at the site including: replacement of the fluorescent lighting with LED lighting fixtures, specially arranged and secured areas for bicycles and electric scooters in the parking lot, over 20% reduction of water consumption through additional efficiency measures, creation of new green areas were on the side of Skobelev Blvd.

Country	Total allocated proceeds	Number of buildings	Square meters	Certification level
Bulgaria	EUR 40m	2	33,100	LEED GOLD

Total annual GHG emissions in 2022  
 Scope 1, 2 and 3 (tenants' emission)  
**9,055 tCO2 eq**

Total annual energy consumption in 2022  
**13,789 MWh**

Average water consumption in 2022  
**27,771 m3**

Average GHG emissions intensity in 2022  
**228 kg co2eq/sq m of area with controlled air temperature /year**

Average energy consumption intensity in 2022  
**347 kWh/ sq m of area with controlled air temperature /year**

Average water consumption intensity in year 2022  
**0.70 m3/ sq m of area with controlled air temperature /year**

There was no energy savings in 2022 (consumption +5% y-o-y)  
**+646 MWh**

There were no average water consumption savings in 2022 (consumption +40% y-o-y)  
**+7,873 m3**

Annual energy efficiency gain relative to an established baseline (2019) **6%**

Consumption was lower in 2020 and 2021 due to health restrictions and COVID lockdowns. As restrictions were lifted and consumer behavior began returning to pre-pandemic normalcy, retail and office consumption rebounded. The increase in consumption was mainly higher in shopping malls where the number of visitors increased significantly after the post-pandemic closures in 2020-2021.