



## **Sustainable Urban Planning and Mixed-Use Strategy**

Mixed use is one of the key principles in the modern urban approach, and includes combining several land uses on the same site (residential, retail, commercial, etc.) to limit the impact on biodiversity and the use of natural resources, and to prepare for socio-demographic changes such as continued population growth and changes in the population's needs. The principle of mixed use of properties contributes to the creation of good and compact urban spaces, an around-the-clock dynamic environment and a significant work and leisure hub that also has a positive impact on the local economy.

We embrace the complex engineering challenge and explore possibilities for integrating each property with the various societal and environmental needs. We strive to create mixed-use sites and make optimal use of the land to develop a high-quality urban space. We take into consideration shade planning and high-quality public pedestrian areas as well as the planting of mature trees, bike paths, seating areas and bike parking facilities.

We employ a long-term planning strategy, and our buildings are planned to be able to accommodate changes and various scenarios, including conversion for different uses in the future. We focus on aspects of sustainable urban planning, which include:

- Construction in city centers and in high-density areas, avoiding impacting open nature sites.
- Focus on central regions with good public transport links and connectivity to highways.
- Planning of urban façade on the ground floors, creating a lively and vibrant street space.
- Inviting and accessible areas for pedestrians and cyclists, with greenery and shade, creating pleasant urban spaces.
- Combining protected bike parking facilities with showers for workers in commercial and retail buildings.
- Mitigation of the heat island effect by using pale low-albedo external cladding and planning the building facades to avoid external glare or heat emission.
- During construction, we ensure order and cleanliness on our building sites, and limit our impact on the site's vicinity. We comply with the law, including in terms of working hours, and ensure the safety of pedestrians and traffic around the site, as well as mitigating dust and noise nuisances.
- As of the date of drafting this document, we are in advanced stages of designing green roofs and community gardens in our properties, and strive to continue to incorporate green spaces and engage the local community in our properties.

\*This applies to all operations.

This document was approved by senior management in 2024. This document is available to the general public on the Group's website and to the Group's employees on our intranet. Contact us with any request or claim through any one of the customer service channels [online](#) or by calling 03-6081300.