Talvion's ESG commitment

Beyond a trend

June 2025

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At Talvion, we integrate ESG principles—environmental, social, and governance—as the backbone of our business strategy. This document details how we translate that commitment into concrete actions aimed at sustainable development, collective well-being, and long-term value creation. From the efficient and accessible design of our spaces to the promotion of specialized infrastructure, we reaffirm our conviction that profitability and positive impact are not only compatible, but inseparable.

We integrate ESG principles as a structural basis of our business strategy, with a long-term vision that reconciles profitability, social impact and environmental sustainability.

In the current context, marked by climate emergency, regulatory changes, and growing social awareness, ESG (environmental, social, and governance) criteria have become an essential framework for all companies that aspire to conduct their business responsibly and with a forward-looking vision.

Beyond being a regulatory imperative or a market demand, the ESG approach represents, for many companies like Talvion, an opportunity to align their internal processes with the values of a society that demands transparency, efficiency, and environmental commitment.

At Talvion, we embrace this framework not as a mere accessory, but as a strategic dimension that permeates all our decisions, from the planning of a new project to its long-term management. We adopt ESG criteria as a tool to transform how we conceive of and promote the spaces where we live, work, and share.

In this way, the integration of ESG principles in the company responds to a clear desire to incorporate sustainability into the core of our activity, which translates into concrete actions that cover three major dimensions.

Envirorment

We prioritize efficient design, the use of sustainable materials, and the incorporation of solutions that reduce long-term impact, opting for certifications such as BREEAM.

Social

We develop accessible, inclusive spaces focused on the well-being of people, especially in sectors such as care for dependent individuals.

Gobernance

We are governed by ethical policies, control mechanisms, and transparent management committed to continuous improvement.

The commitment to the development of the 'Health' vertical

In recent years, the aging of the population in Spain has become a highly significant socioeconomic phenomenon, marked by a **substantial increase in longevity and a growing proportion of people over 65.** Currently, these individuals represent 20% of the Spanish population, a figure exceeding 9.5 million.

This growth has been driven by **an increasing life expectancy, which currently stands at an average of 83.2 years**, positioning Spain as one of the countries with the longest life expectancy in Europe, and with prospects of leading this ranking by 2040. Thus, the increasingly rapid aging of the population, coupled with a notable decline in the birth rate, results in **a sharp demand for centers designed to meet the needs of senior citizens.**

In this context, it is observed that there are approximately 5,000 nursing homes (both public and private) in Spain. However, it is important to note that the current supply of places is still far from the number needed to meet the existing demand, and thus achieve a recommended ratio of 5 beds for every 100 people over 65 years of age.

The aging of the population in Spain has become a highly relevant socio-economic phenomenon.

20%

of the population in 2025.

+65

Years.

9,5M

people.

On the other hand, **mental health care has become a priority on public and social agendas,** bringing to light a reality that was previously neglected. According to data from the Ministry of Health, **one in four people will experience some form of mental disorder during their lifetime**, and the impact on quality of life is especially significant in the most severe cases or those with a high degree of dependency.

In this context, the scarcity of specialized residential resources represents a structural barrier to guaranteeing adequate, safe, and dignified care. Many autonomous communities have significant shortages of adapted places for people with severe mental disorders, resulting in long waiting lists, unnecessary hospitalizations, and living arrangements unsuitable for this type of care.

Furthermore, it is estimated that in Spain **there are more than 100,000 people with severe mental disorders who require ongoing support to lead independent lives.** The network of intermediate resources – such as adapted residences or supervised housing – is insufficient to respond to this reality, which highlights **the urgency of creating specialized infrastructures that combine care with personal autonomy.**

Application at Talvion: Commitment to well-being and care for dependent individuals

At Talvion, we understand the social dimension of the ESG approach as an active responsibility to the surrounding community and to the people who live there. Beyond financial or technical parameters, we are committed to developing projects that contribute to improving the lives of particularly vulnerable groups, generating a tangible and lasting impact.

3
Residences.

One of the areas where this commitment is most clearly demonstrated is in the development of assets within our Health vertical, with the aim of addressing the needs of older adults and those with mental health diagnoses who are dependent. These initiatives not only respond to a growing unmet social need but also allow us to establish a responsible investment model, sustainable over time and aligned with Talvion's values.

340
spaces.

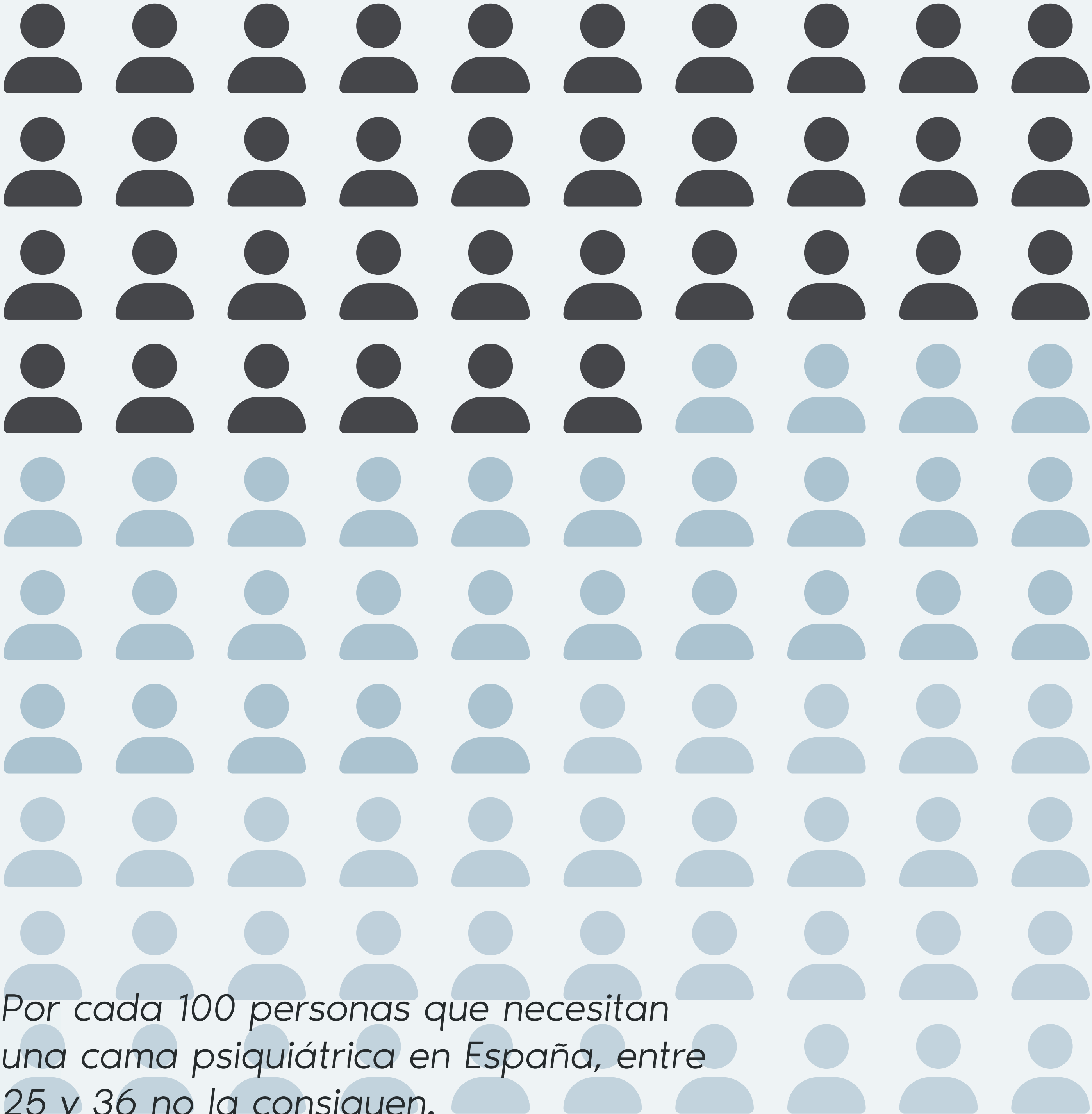
Currently, **Talvion is developing three residences for older adults located in Monteluz (Granada), Huércal (Almería), and Burguillos (Seville),** with a combined capacity of 340 beds. These centers have been designed from a functional, accessible, and user-centered perspective, with facilities that prioritize quality of life, mobility, and support services. Together, they comprise more than 15,000 square meters of built space.

15.000
square meters under construction.

In addition, the company is also developing **specific projects aimed at people diagnosed with mental health conditions and a high degree of dependency.** These residences are located in Butarque (Madrid), Castellón, and Logroño, and will offer an assisted living model that guarantees continuous care without sacrificing an independent, respectful, and dignified living environment. With a total capacity of 126 beds and an estimated value of 11 million euros, these developments reinforce Talvion's commitment to people-centered development.

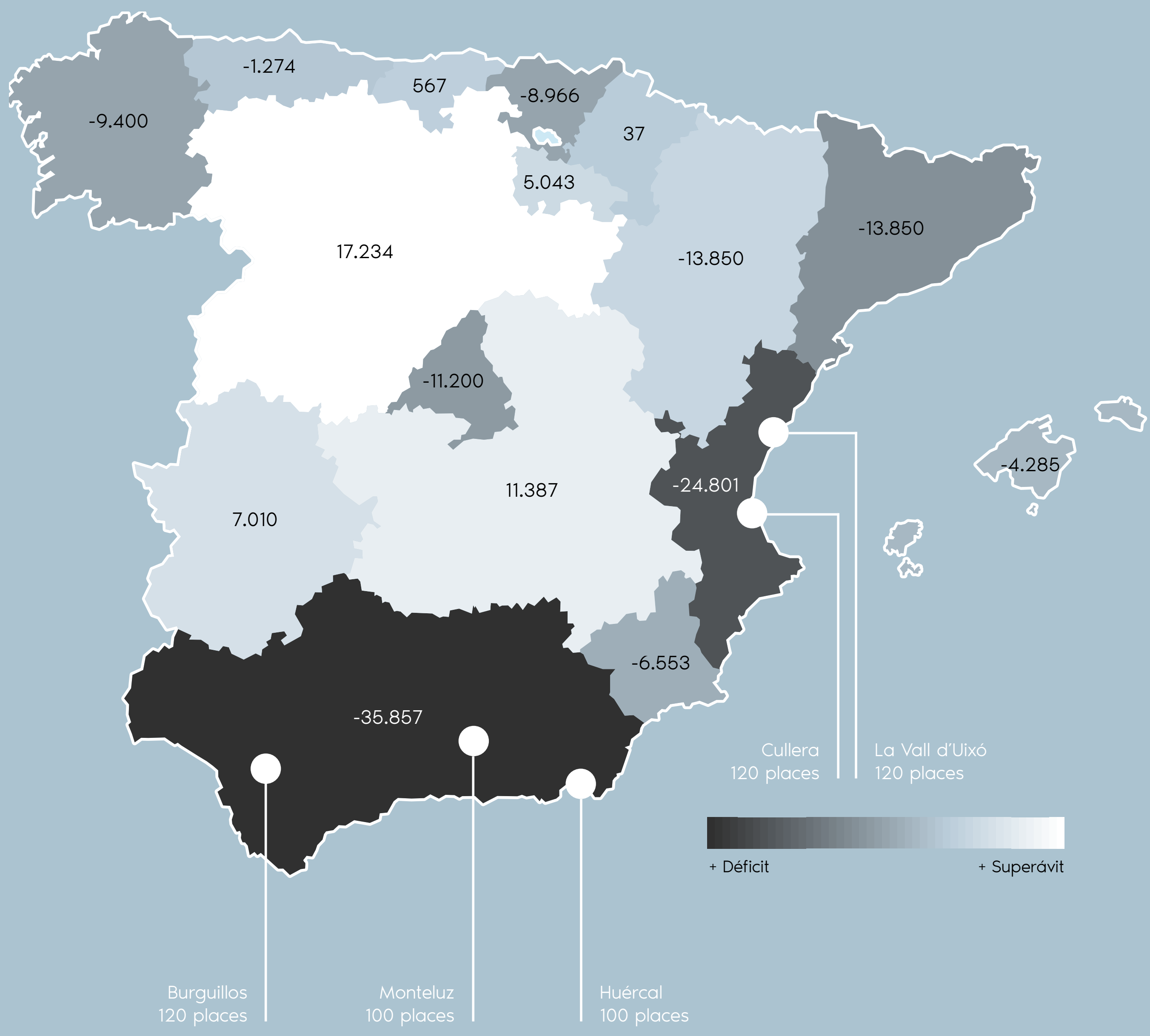
20%

de la población adulta se encuentra en riesgo de padecer un transtorno mental



Por cada 100 personas que necesitan una cama psiquiátrica en España, entre 25 y 36 no la consiguen.

Fuente: ENSE y Eurostat



Besides the aforementioned projects, two senior residences have been developed in the Valencian Community: one in Cullera (Valencia) and the other in La Vall d'Uixó (Castellón), each with a capacity of 120 beds. Both facilities have been designed as co-living units, prioritizing accessible, bright environments adapted to the needs of people with high dependency.

Both centers, now fully operational, are located in geographical areas with particularly high demand for senior living facilities. Furthermore, these centers incorporate sustainability and energy efficiency criteria into their design and construction, such as the BREEAM certification with a "Very Good" rating and an A energy certificate. Through these projects, the "S" in ESG (Environmental, Social, and Governance) ceases to be merely a statement of intent and becomes a concrete, measurable, and committed course of action focused on collective well-being. Thus, at Talvion, we will continue working to address these social needs with technical rigor, economic viability, and a clear commitment to positive impact.

At Talvion, our ESG commitment is not a one-off goal, but a journey undertaken with determination, knowledge, and a will to transform. The actions we are taking today—in the environmental, social, and governance spheres—reflect a vision that aspires to build value beyond the purely economic: value that translates into quality of life, more inclusive environments, and a respectful relationship with the natural world.

We look to the future with the conviction that promoting more conscious and responsible real estate development is not only necessary, but also possible.

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