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Sustainalytics Second Party Opinion
Vinte Green Bond Framework

23 May 2025

Framework owner and location:
Vinte Viviendas Integrales, SAB de CV
Mexico City, Mexico

Sector:
Real Estate

Overall Assessment

Sustainability Contribution

Principles Alignment

Aligned

Green Bond Principles 2021
Green Loan Principles 2025

Contribution to SDGs

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Assessment Summary

Vinte Viviendas Integrales has developed the Vinte Green Bond Framework, dated May 2025, under which it intends to issue green bonds and obtain green loans to fund projects in Mexico in seven environmental categories. We have assessed the overall Sustainability Contribution of the Framework as **Strong**, based on the average Sustainability Contribution of the Framework's seven use of proceeds categories. As per our methodology, we have applied equal weighting across categories.

Vinte intends to finance environmental expenditures in Green Buildings, Sustainable Water and Wastewater Management, Energy Efficiency, Renewable Energy, Sustainable Management of Resources Natural, Products Technologies Production and Processes Adapted to the Economy Circular, and Prevention and Control of the Contamination. Regarding categories related to energy efficiency, renewable energy, water, green landscapes and waste, the Company will finance energy efficient equipment, the installation of solar PVs or thermal solar equipment, rainwater infiltration systems, urban green spaces and recycling stations, all of which will strongly support the low carbon transition of the homes and communities that the Company develops.

In the Green Buildings category, Vinte will finance and refinance the construction and retrofit expenditures of residential homes that are or will become certified by two levels of EDGE certification, as referenced in the Framework. For refinancing before 2024, both EDGE certification levels place the houses among the best performing residential buildings with respect to energy efficiency, contributing strongly to the decarbonization of the building sector. However, the certification levels do not require the buildings to be zero-carbon in terms of energy generation, which is particularly relevant to new builds and a pivotal step toward achieving net zero emissions in the building sector by 2050. Nevertheless, the expenditures are expected to significantly reduce buildings emissions and support its decarbonization.

Regarding expenditures related to circular economy, the Company will finance procurement and R&D expenditures including construction materials that will be used solely in certified homes, which are expected to significantly contribute to the reduction of the embodied emissions in the building stock.

We have assessed the Framework as **Aligned** with the Green Bond Principles 2021 and the Green Loan Principles 2025.

Breakdown per Use of Proceeds Category

We have assessed the overall Sustainability Contribution of the Framework as **Strong**, based on the average Sustainability Contribution of the Framework's use of proceeds categories. As per our methodology, we have distributed weight equally across categories, as shown below.

Category	Sustainability Contribution Level	Weight
Green Buildings		14.3%
Sustainable Water and Wastewater Management		14.3%
Energy Efficiency		14.3%
Renewable Energy		14.3%
Sustainable Management of Resources Natural		14.3%
Products Technologies Production and Processes Adapted to the Economy Circular		14.3%
Prevention and Control of the Contamination		14.3%

Issuer Overview & Sustainability Strategy

Vinte Viviendas Integrales, S.A.B. de C.V. is a vertically integrated land developer and homebuilder that offers a diverse range of housing products to individuals in Mexico. The Company operates across the entire housing value chain, including land acquisition, feasibility analysis, permitting, licensing, urbanization, design, construction and home marketing. Founded in 2001 and headquartered in Mexico City, Mexico, Vinte employed 2,155 people as of 31 December 2023.

The Company's sustainability strategy focuses on improving people's quality of life by providing real estate complexes with sustainable designs, equipment and amenities. As part of the strategy, Vinte promotes water and energy conservation by incorporating features such as wastewater treatment plants with capacities of up to 31 litres per second, as well as rainwater infiltration wells across 39 hectares, installed in 2023. The Company also leads other sustainability initiatives, such as the Zero Gas housing project, which includes 56 pilot homes that achieved up to 42% energy savings in 2019 compared to the 2018 baseline. By 2023, Vinte had delivered 13,000 homes certified with EDGE Certified and EDGE Advanced levels, with a target to build more than 25,000 EDGE- and EDGE Advanced certified homes by 2030.

Vinte's Sustainability Committee establishes plans and oversees the evaluation of the Company's sustainability results in the short, medium and long term. The committee additionally implements an Environmental and Social Management System (ESMS), which includes Vinte's policies and operational manuals for specific processes. The ESMS is divided into corporate and operational areas, each with management subsystems that have clear objectives and measurable metrics. Meanwhile, the Sustainability Management team, in co-ordination with the Investor Relations Management team, oversees Vinte's ESMS with the support of the Sustainability Committee, which comprises key operational area representatives and Senior Management. The Sustainability Committee holds at least two sessions a year to discuss all the Company's sustainability and sustainability strategy issues, with oversight from the board of directors and the chairperson.

The Company publishes a sustainability report each year, outlining its strategy, targets, initiatives and achievements, in accordance with the GRI Standards.[1]

[1] Vinte, "Annual Sustainability Report 2023", (2023), at: https://vinte.com/wp-content/uploads/2024/10/IA_Vinte_2023_VF-FULL-HD.pdf

Principles Alignment

We have assessed the Company's Green Bond Framework as follows:

Green Bond Principles 2021 – **Aligned**

Green Loan Principles 2025 – **Aligned**

The Company and its subsidiaries intend to issue bonds and obtain loans[2] under the Framework. Vinte will ensure alignment of all the issuances by its subsidiaries with the four core components of the Principles, as defined in the Framework.

Principles Alignment Detailed Evaluation

Use of Proceeds **Aligned**

Alignment with core requirements

- The Framework describes eligibility criteria appropriately.
- All expenditures are expected to provide clear environmental benefits.

Additional considerations

- The Company has committed to the following practices, which go beyond the core requirements:
  - The Company has defined a look-back period of 24 months for refinancing.

Project Evaluation and Selection **Aligned**

Alignment with core requirements

- The Framework describes a governance process for the evaluation and selection of eligible projects.
- The Framework communicates the environmental or social sustainability objectives of eligible projects.
- The Framework describes a process to identify and manage perceived environmental and social risks associated with eligible projects.

Additional considerations

- Vinte has committed to the following practices, which go beyond the core requirements:
  - The Company describes how eligible projects support its overarching sustainability objectives and strategy.
  - The Company indicates the SDGs to which it expects to contribute through eligible projects.
  - The Company intends to align the Framework with the criteria established in Mexico's Sustainable Taxonomy, to the extent possible.
  - The Framework excludes the financing of activities related to tobacco, alcohol, weapons, gambling, exploitation of human rights, fossil fuels, nuclear energy and pornography.

[2] Vinte will not label any multi-tranche loan facilities under the Framework.

Management of Proceeds	**Aligned**

Alignment with core requirements

- The Framework describes a governance structure, including assigning responsibility for the management of proceeds.
- The Framework describes the processes and systems that will be used to track the proceeds.
- The Framework describes the intended temporary placement for the balance of unallocated proceeds.

Additional considerations

- Vinte has committed to the following practices, which go beyond the core requirements:
  - The Company intends to allocate all proceeds to eligible projects within 6-12 months of issuance.
  - Pending full allocation, temporary proceeds will be held in AAA-rated securities, government securities or short-term fixed income investment funds, excluding investments associated with carbon-intensive assets.
  - The Company will obtain assurance from a third party for its internal tracking systems.

Reporting	**Aligned**

Alignment with core requirements

- Vinte will provide an annual allocation report until the maturity of the instruments, including revolving credit facilities.

Additional considerations

- Vinte has committed to the following practices, which go beyond the core requirements:
  - The Company will publish a project-level allocation report that lists funded projects, including a breakdown of financing versus refinancing.
  - The Company will report on the qualitative and quantitative impact metrics of projects, where possible.
  - The Framework indicates at least one impact metric for each category.
  - The Company will obtain third-party verification for the impact report.
  - The Company will publish allocation and impact reports annually on its website, as part of the annual Sustainability Report.

Sustainability Contribution

Vinte intends to use the proceeds from instruments issued or obtained under the Framework to finance and refinance projects and activities, including capital and operational expenditures, that are expected to lead to environmental benefits in Mexico.

We have assessed the overall Sustainability Contribution of the Framework as **Strong**, based on the average Sustainability Contribution of the Framework's use of proceeds categories. As per our methodology, we have distributed weight equally across categories.

Sustainability Contribution

Sustainability Contribution per Use of Proceeds Category

Green Buildings

We have assessed the Sustainability Contribution of the Green Buildings category as **Significant.**

Eligible buildings will have a globally recognized certification – EDGE (Certified and Advanced).[3] However, the criteria do not require buildings to be fossil fuel-free in relation to energy generation. Nonetheless, the construction of certified buildings and retrofits to achieve the noted certification are expected to significantly increase energy efficiency and contribute to the decarbonization of the buildings sector.

Category Expenditures

Expenditure	Description
Construction and retrofit of green buildings	► Construction and retrofit of homes, before and after 2024, that have achieved or are expected to achieve the following levels of EDGE certification: EDGE Certified and EDGE Advanced. ► Excludes commercial and industrial buildings.

Analytical Commentary

In 2022, building operations accounted for 30% of global final energy consumption and 26% of energy-related greenhouse gas (GHG) emissions.[4] Many countries are strengthening building energy codes and performance standards, and accelerating the adoption of energy efficient systems and renewable energy technologies to reduce emissions and improve sustainability in the construction sector. However, the buildings sector will need to further accelerate its decarbonization progress to achieve net zero emissions by 2050. A key benchmark for the building stock to meet net zero emissions goals is the implementation of zero-carbon-ready codes for the residential and commercial sectors by 2030. As of 2020, only 5% of new buildings were zero-carbon-ready, while the goal is to reach 100% by 2030 to keep on-track with the internationally agreed upon climate goals.[5] Buildings that are highly energy efficient and do not rely on on-site

[3] EDGE: https://edgebuildings.com/certify/certification/
[4] IEA, "Buildings", at: https://www.iea.org/energy-system/buildings
[5] Ibid.

fossil fuel energy generation play a vital role in bridging this gap and are critical to decarbonizing the global buildings sector.

For buildings built before 2024, the certifications within the Framework's eligibility criteria are expected to place eligible buildings among the top performers in their region in terms of energy efficiency, indicating a strong contribution to the decarbonization of the buildings sector, with energy efficiency improvements of 20% and 40% over the regional baseline for EDGE and EDGE Advanced certifications, respectively. However, the criteria do not require buildings to be fossil-fuel free in their energy generation, creating risk of fossil fuel lock-in, which is particularly relevant to new builds, specifically those constructed after 2024. Nonetheless, in conjunction with retrofits of homes to achieve globally recognized certifications, the financed expenditures under this category are expected to contribute significantly to the decarbonization of the building sector.

Sustainable Water and Wastewater Management

We have assessed the Sustainability Contribution of the Sustainable Water and Wastewater Management category as **Strong**. Investments under the category include the development of wastewater treatment and rainwater infiltration systems and infrastructure necessary to support these systems. The expenditures are expected to contribute positively to the reuse, recycling and quality of water.

Category Expenditures

Expenditure	Description
Development of rainwater infiltration systems and supporting infrastructure	► Construction of rainwater infiltration systems that function as groundwater recharge systems, as well as the infrastructure supporting these systems.
Development of wastewater treatment systems and supporting infrastructure	► Construction of central wastewater treatment facilities in communities that are connected to homes, as well as the infrastructure supporting these systems. ► Excludes the operation and maintenance of the systems.

Analytical Commentary

According to UNESCO, approximately 26% of the global population does not have access to safe drinking water and 46% lacks access to safely managed sanitation. In addition, the global urban population that is facing water scarcity is expected to surge to between 1.7 billion and 2.4 billion by 2050 from 930 million in 2016.[6] Globally, an estimated 268 billion m^3 of household wastewater was produced in 2022, while only 58% was collected and delivered to treatment facilities, safely treated and discharged.[7,8] Furthermore, around one-quarter of the world's population faces extremely high levels of water stress, using more than 80% of their annual renewable freshwater

[6] UNESCO, "Imminent risk of a global water crisis, warns the UN World Water Development Report 2023", (2023), at: https://www.unesco.org/en/articles/imminent-risk-global-water-crisis-warns-un-world-water-development-report-2023
[7] UN Water, "Progress on the proportion of domestic and industrial wastewater flows safely treated", (2024), at: https://www.unwater.org/sites/default/files/2024-08/SDG6_Indicator_Report_631_Progress-on-Wastewater-Treatment_2024_EN_0.pdf
[8] UNESCO, "The United Nations World Water Development Report 2024: water for prosperity and peace", (2024), at: https://www.unesco.org/reports/wwdr/en/2024/s

supply.[9] This challenge is also evident in Mexico, which ranked as the 26th most water stressed country as of 2024. Over the past three decades, the country has experienced a decline of approximately 30% in per capita water availability, driven by prolonged droughts, population growth and fluctuating precipitation patterns.[10,11] The lack of access to safe water and sanitation in combination with extensive use of freshwater and groundwater sources illustrate the need for increased infrastructure for wastewater treatment and groundwater recharge systems.

Under the Framework, rainwater infiltration systems and wastewater treatment systems will be developed and local governments will be commissioned for operation upon completion. Rainwater infiltration systems will function as groundwater recharge systems, replenishing aquifers and contributing strongly to the supply of water. As for the wastewater treatment systems, treatment plants will be constructed and connected to residential homes in Vinte's communities. The eligibility criteria specify that wastewater treatment facilities will be built according to all regional laws and requirements for pollutant control of the treated water discharge. However, the Framework does not have criteria regarding any measures for the prevention of water leakage. Nonetheless, expenditures under this category overall are expected to contribute strongly to the supply, quality and reuse of water.

Energy Efficiency

We have assessed the Sustainability Contribution of the Energy Efficiency category as **Strong**. Investments under this category include the financing of energy efficient materials and equipment that promote energy efficiency in residential buildings. The financed equipment will not be powered by fossil fuels. The expenditures are expected to demonstrate a strong contribution towards the improvement of energy efficiency in residential buildings.

Category Expenditures

Expenditure	Description
Investments in materials and equipment to provide energy efficiency	► Installation of materials and equipment that are dedicated to increasing energy efficiency, such as insulation materials, energy efficient doors, windows and LED lighting in residential buildings. ► Exclude fossil fuel-powered equipment.

Analytical Commentary

The operations of buildings account for 30% of global final energy consumption and 26% of global energy-related emissions, with the majority of these emissions resulting from the electricity used to heat and cool buildings.[12] By 2030, the global electricity demand for space cooling in buildings could increase by up to 40% globally, highlighting the importance of incorporating energy efficiency measures in buildings.[13] Between 2010 and 2023, there was an average annual

[9] UNESCO, "Imminent risk of a global water crisis, warns the UN World Water Development Report 2023", (2023), at: https://www.unesco.org/en/articles/imminent-risk-global-water-crisis-warns-un-world-water-development-report-2023
[10] Aqueduct, "Country Rankings", at: https://www.wri.org/applications/aqueduct/country-rankings/?country=MEX
[11] Pacheco-Treviño, S.and Manzano-Camarillo, M. "Review of water scarcity assessments: Highlights of Mexico's water situation", (2024), at: https://doi.org/10.1002/wat2.1721
[12] IEA, "Buildings", at: https://www.iea.org/energy-system/buildings
[13] IEA, "Space Cooling", at: https://www.iea.org/energy-system/buildings/space-cooling

improvement in the energy intensity of buildings of 1.4%.[14] However, to achieve net zero emissions by 2050, the annual improvements in energy efficiency need to triple to achieve an average improvement rate of 4.4% annually.[15]

Eligible expenditures include the installation of materials and equipment that improve the energy efficiency of the homes, such as insulation material, LED lighting, energy efficient windows and doors. The Framework excludes the financing of equipment powered by fossil fuels. These expenditures are expected to provide strong environmental benefits by reducing GHG emissions from building operations.

Renewable Energy

We have assessed the Sustainability Contribution of the Renewable Energy category as **Strong.** The Company intends to invest in renewable energy assets powered by solar sources, thereby ensuring a sustainable and low carbon energy supply. Thus, expenditures in this category are expected to strongly support the long-term goal of achieving zero-emission energy generation in buildings.

Category Expenditures

Expenditure	Description
Investments to provide renewable energy and infrastructure to support these systems	► Investments related to solar photovoltaic, such as rooftop solar PV for electricity generation or thermal solar systems such as solar water heaters in residential buildings, as well as the infrastructure needed to support these systems.

Analytical Commentary

As noted previously, the majority of the emissions resulting from the operation of buildings is caused by the generation of electricity used to heat and cool them, which points to the need to shift the generation of power for buildings toward low carbon renewables. In 2021, around 10% of the energy demand in buildings was met by renewable electricity and the renewable energy share of heat consumed in buildings was 11.5%.[16] The wind and solar energy's share in buildings should rise to 40% by 2030 and 68% by 2050 from its 9% level in 2020, to align with the net-zero emissions scenario.[17] In this context, on-site renewable energy generation should rapidly increase, via accelerated investments such as solar PV or thermal solar, to support decarbonization of the buildings sector.

Expenditures related to the installation of solar energy assets in residential buildings are anticipated to promote the use of low carbon electricity and heating systems. As a result, the eligible renewable energy assets are expected to make a strong contribution to reducing reliance

[14] IEA, "Energy Efficiency 2024", (2024), at: https://www.iea.org/reports/energy-efficiency-2024
[15] Ibid.
[16] REN21, "Renewables 2024 Global Status Report", (2024), at: https://www.ren21.net/gsr-2024/modules/energy_demand/02_renewables_in_buildings/
[17] IEA, "Technology and innovation pathways for zero-carbon-ready buildings by 2030", (2022), at: https://www.iea.org/reports/solar-pv-and-wind-supply-about-40-of-building-electricity-use-by-2030

on emission-intensive energy sources and support the transition of the building stock towards zero carbon.

Sustainable Management of Resources Natural

We have assessed the Sustainability Contribution of the Sustainable Management of Resources Natural category as **Strong**. Vinte intends to finance the development of urban green spaces, applying measures to preserve the biodiversity of the surrounding area. Investments in public green spaces and parks are expected to support reducing excessive heat in cities, providing urban heat island mitigation.

Category Expenditures

Expenditure	Description
Development of urban green spaces	► "Reforestation and/or afforestation" projects. ► Eligible expenditures will be limited to landscaping projects, parks and green areas within Vinte's communities. ► The Company will use trees adapted to site conditions.

Analytical Commentary

The urban heat island effect can be a serious health hazard during heat waves and extreme heat events. It arises as municipalities replace vegetation with impervious heat-absorbing surfaces. Exposure to excessive heat is linked to increased morbidity and mortality, especially in vulnerable subpopulations, such as the elderly. Studies suggest that urban parks affect the air temperature in urban areas, having an average cooling effect of approximately 1°C, while parks may mitigate urban heat in wider surrounding urban areas, with an effect up to 1 km from the park boundary.[18]

Vinte's eligible landscaping projects will support the preservation of biodiversity in the region, especially since the Company will use trees adapted to site conditions, excluding the use of invasive species. Overall, these investments are expected to increase the green spaces in urban areas and communities, strongly contributing to curbing air and surface temperatures in cities.

Products Technologies Production and Processes Adapted to the Economy Circular

We have assessed the Sustainability Contribution of the Products Technologies Production and Processes Adapted to the Economy Circular category as **Significant**.

The Company intends to finance the procurement of construction materials and R&D expenditures related to the improvement and development of sustainable products dedicated for use in EDGE or EDGE Advanced certified homes, and the installation of sustainable street furniture. While the degree of benefit that can be expected from the R&D expenditures remains uncertain, the overall investments under this category are expected to contribute significantly to a circular economy.

[18] WHO, "Urban green spaces and health", (2016), at: https://iris.who.int/handle/10665/345751

Category Expenditures	
Expenditure	Description
Investments related to product and process development with a lower environmental impact	► Procurement of construction materials, such as low carbon steel or concrete, with a certain portion of recycled input. ► The construction materials will be dedicated to the construction of EDGE- or EDGE Advanced-certified homes.
Installation of sustainable street furniture	► Installation of sustainable street furniture, such as playgrounds, garbage containers and outdoor gym equipment. ► The raw material used in the street furniture will be 100% recycled plastic. The final product will be recyclable and not intended for single-use purposes.
R&D for improvement and development of new products and circular processes	► R&D for improvement of new products and circular processes, such as insulation material developed from rice husks. ► Products and processes developed as a result of the R&D expenditures will be dedicated for use in the construction of EDGE- or EDGE Advanced-certified homes.

Analytical Commentary

The vast majority of materials entering the economy are virgin, with the share of secondary materials at 7.2% in 2023, down from 9.1% in 2018.[19] Investments in a circular economy are critical for industrial decarbonization, with basic materials contributing 62% of direct industrial GHG emissions,[20] and extraction and use driving more than 90% of biodiversity loss and water stress.[21] Embodied emissions in buildings and infrastructure alone were estimated to be around 43% of the global GHG footprint of materials in 2015.[22] In this context, financing the procurement, installation and development of products made from recycled input will reduce reliance on virgin materials and mitigate GHG emissions from new material production. The use of low carbon products in buildings will also contribute to the reduction of the embodied emissions in the buildings sector.

The Framework's eligibility criteria for sustainable street furniture require 100% recycled plastic input and full recyclability of the final product, and exclude single-use products, representing a strong contribution to the circularity of plastic products and reduction of plastic pollution. Additionally, eligible low carbon construction materials procured and developed will be dedicated to the construction of EDGE- and EDGE Advanced-certified homes. The use of low carbon products developed as a result of R&D are expected to improve resource efficiency and reduce emissions in green buildings, particularly those certified under either EDGE level. The degree of benefit that can be expected from such R&D expenditures remains uncertain. Nevertheless, the use and development of partially recycled materials or otherwise low carbon products in EDGE- and EDGE Advanced-certified homes, along with the use of fully recycled plastic in the installed street furniture of the community development projects, demonstrate a significant contribution to the circular economy.

[19] Circle Economy Foundation, "The Circularity Gap Report 2024", (2024), at: https://admin.circl.nl/wp-content/uploads/2024/02/CGR-Global-2024-Report.pdf
[20] IPCC, "Climate Change 2022: Mitigation of Climate Change. Contribution of Working Group III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change", (2022), at: https://www.ipcc.ch/report/ar6/wg3/downloads/report/IPCC_AR6_WGIII_Chapter11.pdf
[21] UN Environment Programme, "Global Resources Outlook 2019", (2019), at: https://wedocs.unep.org/handle/20.500.11822/27517
[22] IPCC, "Climate Change 2022: Mitigation of Climate Change. Contribution of Working Group III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change", (2022), at: https://www.ipcc.ch/report/ar6/wg3/downloads/report/IPCC_AR6_WGIII_Chapter11.pdf

Prevention and Control of the Contamination

We have assessed the Sustainability Contribution of the Prevention and Control of the Contamination category as **Strong**. Vinte intends to invest in the development of waste management systems via outsourced services to sort and recycle its construction waste, and the installation of recycling stations in the communities it develops. Investments in these waste management practices are expected to strongly contribute to the development of a circular economy.

Category Expenditures

Expenditure	Description
Investments in waste management systems and recycling stations	► Installation of recycling stations and the necessary infrastructure to support these systems. Recycling stations will segregate waste at source. ► Investments in the services of contractors who segregate and transport the construction waste to recycling facilities.

Analytical Commentary

Investments in waste management systems and recycling are critical in curbing GHG emissions and transitioning to a circular economy. An estimated 2.1 billion tonnes of municipal solid waste is created each year, and it is projected to increase by 56% to 3.8 billion tonnes by 2050 if further action is not taken.[23] To reduce methane emissions from landfills, which is estimated to be 20% of global anthropogenic methane emissions, many countries have prioritized diverting biodegradable waste to recycling or composting.[24] Recycling rates vary greatly between countries and by material. For example, an estimated 73% of worldwide paper products are recycled annually,[25] whereas only 9% of the global plastic waste generated to date has been recycled.[26] Better waste management can mitigate 15-25% of global GHG emissions, highlighting the significance of recycling and other waste management measures.[27]

Vinte will invest in the installation of waste containers within its communities, as well as waste management practices related to waste generated during construction. Eligible waste containers will segregate waste at source, separating recyclables, which will enable the waste to be recycled or properly managed, contributing strongly to a circular economy and waste management. The Company will also finance the services of its contractors who will segregate, store and transport Vinte's construction waste to recycling facilities. The financing will be on a pro-rata basis, limited to the service cost of contractors who will sort and transport the recyclable waste to recycling facilities. Together with the installation of recycling units in the communities, the overall category is expected to contribute strongly to improved waste management and a circular economy.

[23] United Nations Environment Programme, "Global Waste Management Outlook 2024", (2024), at: https://wedocs.unep.org/handle/20.500.11822/44939
[24] Ibid.
[25] United Nations Economic Commission for Europe (UNECE) and Food and Agriculture Organization (FAO), "UNECE/FAO Data Brief 2023 Pulp, paper and paperboard", (2023), at: https://unece.org/sites/default/files/2023-11/2023-data-brief-pap-final-web_1.pdf
[26] United Nations Environment Programme, "Plastic Recycling: An Underperforming Sector Ripe for a Remake", (2019), at: https://www.unep.org/news-and-stories/story/plastic-recycling-underperforming-sector-ripe-remake
[27] United Nations Environment Programme, "Global Waste Management Outlook 2024", (2024), at: https://wedocs.unep.org/handle/20.500.11822/44939

Environmental and Social Risk Management

We have identified the following areas of environmental and social risk associated with the expenditures eligible under the Framework: land use and biodiversity; waste, effluents and emissions; occupational health and safety; and stakeholder engagement. Vinte has the following policies and processes in place to identify and mitigate such risks.

E&S Risk identified	Applicable policies, procedures and measures[28]
Land use and biodiversity	► The Environmental and Social Responsibility Policy provides guidance to all Vinte employees on how to assess and evaluate the environmental and social risks and impacts of a project. Vinte's Director of Land Management and Reserve oversees compliance with this policy. Through the policy, the Company intends to prevent pollution, continually improve the environment and comply with all applicable environmental laws. Through this policy, Vinte excludes the use of substances that harm biodiversity and prevents the destruction of protected habitats. ► Prior to the start of construction, each project requires an Environmental Impact Statement from the Ministry of Environment.[29] To obtain this statement, the authorities conduct an environmental impact assessment in accordance with applicable regulations, including the General Law of Ecological Balance and Environmental Project.[30]
Waste, effluents and emissions	► The Circular Management of Construction Waste Manual provides a standard procedure to ensure Vinte and its service providers adopt circularity practices in the management, storage and disposal of waste generated during the construction processes in its value chain. The manual adheres to the International Finance Corporation's standards, specifically Performance Standard 3, which guides companies to integrate practices that promote energy efficiency, resource efficiency and the reduction of GHG emissions. The manual also establishes Vinte's approach to identifying and managing environmental risks related to waste and effluents from its construction projects. ► The Management and Storage of Hazardous Materials Manual outlines the standard procedure for the correct handling of hazardous materials in accordance with labour and environmental safety regulations.
Occupational health and safety	► The Construction Process Safety Manual outlines Vinte's approach to managing occupational health and safety-related risks associated with financed projects, including defining the resources, roles, responsibilities and best practices for mitigating such risks. It is applicable to all internal and external collaborators working with Vinte. ► The Institutional Occupational Health and Safety Policy establishes guidelines that Vinte and its affiliated companies will undertake to foster a culture of self-care and create a safe and healthy work environment that promotes employee well-being. ► All Vinte employees must complete the Training Schedule and the Talent Development Program, which includes training on safety procedures for construction personnel.[31]
Stakeholder engagement	► The Corporate Social Responsibility Policy outlines the responsibilities of the Socially Responsible Company Committee. The committee promotes the communication and engagement with its key stakeholder groups, balancing the needs of its clients, collaborators, authorities, communities, suppliers, investors and financial institutions. The committee identifies risks and finds value-add opportunities for stakeholders.

[28] Vinte has shared the internal policies with Sustainalytics confidentially.
[29] Vinte, "Annual Sustainability Report 2023", (2023), at: https://vinte.com/wp-content/uploads/2024/11/IA_Vinte_2023_ing_VF-HD.pdf
[30] Government of Mexico, "General Law of Ecological Balance and Environmental Protection", (2018), at: https://www.wipo.int/wipolex/en/legislation/details/18083
[31] Vinte, "Annual Sustainability Report 2023", (2023), at: https://vinte.com/wp-content/uploads/2024/11/IA_Vinte_2023_ing_VF-HD.pdf

Annex 1: Assessment Framework Overview

The following is a brief overview of the Assessment Framework that we use to assess debt instruments and the frameworks that support them. Using this Assessment Framework, we provide two key signals in our Second Party Opinions: **Principles Alignment** and **Sustainability Contribution**.

Principles Alignment indicates a framework's alignment with the requirements of applicable sustainable debt market Principles.[32] This assessment is structured according to the four components of the Principles: Use of Proceeds, Project Evaluation and Selection, Management of Proceeds and Reporting. Principles Alignment is expressed at one of following levels:

- **Aligned:** Meets all requirements across the four components.
- **Partially Aligned:** Meets requirements on two or three of the four components.
- **Not Aligned:** Does not meet requirements on most or all of the four components.

In addition, we provide commentary on any shortcomings as well as best practices.

Sustainability Contribution provides a clear and comparable signal of the expected contribution of the use of proceeds to one or more environmental or social objectives. We assess each expenditure defined in a framework by looking at the activities, assets and projects that they finance. This assessment is carried out using a set of factors that we have identified as driving the expenditure's contribution to a primary objective as well as its avoidance of harm to other objectives. The assessment results in one of the four levels of Sustainability Contribution described in the table below.

We determine the average contribution of the expenditures within each use of proceeds category (as defined by the issuer) to produce an expected Sustainability Contribution for each category. We then aggregate across categories to determine the Sustainability Contribution of a framework overall. In most cases, weight is distributed equally across use of proceeds categories. However, we adjust the weighting if information regarding percentage allocation is provided by the issuer.

Level of Sustainability Contribution	Description
	The expenditure finances an activity that makes a strong contribution to an environmental or social objective. The activity is well aligned with credible standards; there are no significant lock-in risks; and the risk of negative impact to other sustainability objectives is low.
	The expenditure finances an activity that makes a significant positive contribution to an environmental or social objective while having minor shortcomings compared to a strong contribution. This is either because the activity falls somewhat short of credible standards; there is some risk of lock-in (in the case of some environmental activities); there is a risk of negative impact to other sustainability objectives; or there is some ambiguity in the criteria for the expenditure.
	The expenditure finances an activity that represents a step towards an environmental or social objective but has substantial shortcomings compared to expenditures that make a strong contribution. Although the activity will result in benefit over a relevant baseline, either it falls substantially short of credible standards; there is significant risk of lock-in; there is significant ambiguity in the criteria; or there is a risk of significant negative impact to other sustainability objectives.
	The expenditure finances an activity that entails no net positive contribution to environmental or social objectives. Even in cases where there is some positive contribution to an objective, this is offset by shortcomings in other areas. Alternatively, the eligibility criteria may be unclear to the extent that contribution cannot be determined.

[32] These primarily include the Green Bond Principles and the Social Bond Principles, published by the International Capital Market Association (ICMA); and the Green Loan Principles and the Social Loan Principles, published by the Loan Syndications and Trading Association, the Loan Market Association, the Asia Pacific Loan Market Association (LSTA-LMA-APLMA), and the Association of Southeast Asian Nations (ASEAN).

Scope of Work and Limitations

This Second Party Opinion provides a point-in-time independent opinion of the Framework as of the Evaluation Date. Our opinion may consider additional documentation and information that the Framework owner may have provided during the engagement, in addition to public and non-public information. The owner refers to the entity featuring as an issuer, borrower, special-purpose vehicle or any other entity as described in the Framework.

As part of this engagement, we communicated with representatives of the Framework owner, who acknowledge that: i) it is the sole responsibility of the Framework owner to ensure that the information provided is complete, accurate and up to date; ii) they have provided us with all of the relevant information; and iii) that all of the information has been provided in a timely manner.

This Second Party Opinion provides our opinion of the Framework and should be read in conjunction with that Framework. Any update of this Second Party Opinion will be conducted according to the agreed engagement conditions between Sustainalytics and the Framework owner.

Our Second Party Opinion provides our opinion on the alignment of the Framework with current market standards and practice but provides no guarantee of alignment nor warrants alignment with future versions of any such standards. In addition, it does not guarantee the realized allocation of proceeds towards eligible activities.

No information provided in this Second Party Opinion shall be considered as being a statement, representation, warrant or argument in favour or against the truthfulness, reliability or completeness of any facts or statements and related surrounding circumstances that the Framework owner may have made available to Sustainalytics for the purpose of this Second Party Opinion.

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