

CONSOLIDATING
OUR PURPOSE



**CMI CAPITAL
SUSTAINABILITY
REPORT**

2022

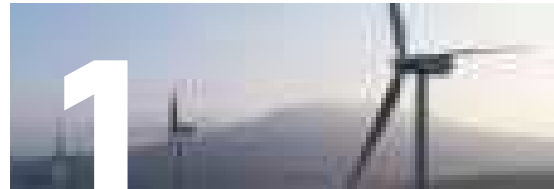
**ENVIRONMENTAL, SOCIAL, AND
GOVERNANCE (ESG) REPORT**

Our purpose is to generate impact investments that drive sustainable development



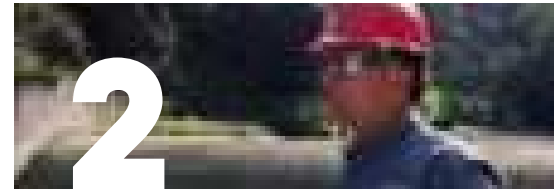
WE SUPPORT

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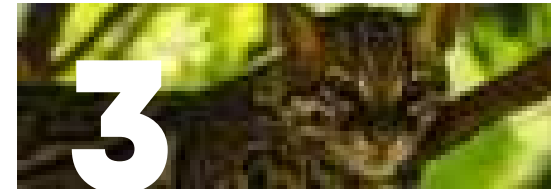
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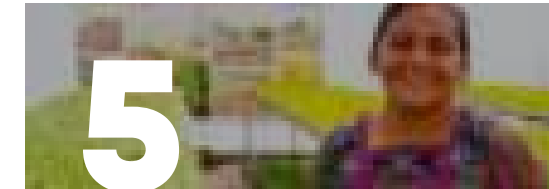
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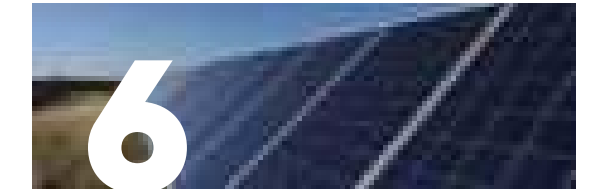
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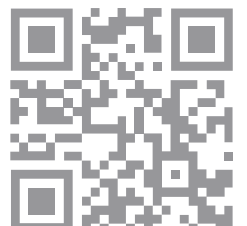
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Introduction

Leaders in impact investments

GRI 2-1, 2-2, 2-3, 2-5

Our Consolidating our Purpose Report reflects the progress achieved by CMI Capital in the advancement of sustainable development through our investments, as well as our commitment to bring about a positive change with our Strategy With a Purpose, launched last October.

The report has been prepared according to the guidelines of the Global Reporting Initiative (GRI) and using a double materiality approach which considers how we manage our stakeholders and investors. We also use the Sustainability Accounting Standards Board (SASB) indicators and report about our commitment with the Sustainable

Development Goals and the United Nations Global Compact

The reporting period covers one year from January to December 2022. This is the fourth report for CMI Capital, but the first to include our Environmental, Social, and Governance (ESG) targets.

This report presents CMI Capital's goals and targets, and its scope encompasses Phase 1 of their implementation, taking into consideration the initial indicators on material issues. Furthermore, in some cases, a baseline is being created and the indicator criteria are being standardized.

The report has been independently verified by Ética y Estrategia Consultores, S.C.

For inquiries regarding this report, please contact cmic-relacionespublicas@somoscmi.com



Enrique Crespo
CMI Capital's CEO

Message from CMI Capital's CEO

GRI 2-22

It is with great enthusiasm that we present our Consolidating our Purpose Report, which shows our purpose of “generating impact investments that drive sustainable development” through our Strategy With a Purpose: our roadmap for our Environmental, Social, and Governance (ESG) business investing toward 2030. We are convinced that, through conscious leadership and investment, we can positively transform the environment for individuals, communities, and the planet.

Our Strategy With a Purpose calls on us to continue furthering decarbonization, sustainable real estate development and sustainable finances. We will continue operating under a responsible business conduct approach and designing sustainable business solutions, while we also strengthen our internal procedures to keep an open dialogue for the benefit of our stakeholders and investors.

Our Consolidating our Purpose Report presents our contribution toward achieving the Sustainable Development Goals (SDGs) and our commitment to the ten principles of the United Nations Global Compact.

Over the years, we have confirmed how investing with a purpose positively transforms realities. Our renewable energy projects not only contribute to mitigating climate change,

but also have corporate citizenship initiatives in place to improve the quality of life of the communities where we operate. Moreover, our real estate solutions have the additional objective of generating safe spaces for public use that improve the environment and promote wellbeing. Similarly, our finance services have the goal of supporting our business growth and profitability. To the extent that we are committed to sustainability and our strategy with a purpose, we will have a greater positive impact on our investments and access to lower capital costs and tangible benefits for all our stakeholders.

Our purpose guides our decision-making and encourages us every day to seek sustainable solutions that have a double positive impact as we believe in continuous improvement. The transition to more sustainable, resilient, and conscious economies requires constant innovation and business reinvention, something that we are working on but about which we already have experience as a Corporation.

Let's be agents of change and let's invite others to work for a world where we all win. Our company was founded on that vision, with the idea that through work, collaboration, and ethics we can reach and reap great successes for the benefit of others.



GRI 2-1

About CMI Capital

Our purpose is to generate impact investments that drive sustainable development.

At CMI Capital we develop, finance, and manage capital-intensive investments that contribute to decarbonization, sustainable construction and sustainable finances. We are committed to utilizing the best Environmental, Social, and Governance (ESG) practices that add value to individuals, the planet, and the economy.



WE ARE CMI

CMI Capital is one of the two business groups of Corporación Multi Inversiones (CMI), a multi-Latin family-owned corporation with presence in 16 countries, more than 40,000 associates, and a history of 101 years.

About Corporación Multi Inversiones

GRI 2-1

We are a multi-Latin family-owned corporation with a history of over a century built around our two large business groups: CMI Capital and CMI Foods. As CMI we share corporate directives and our values, mission, vision, and citizenship principles.



CMI Mission

Our mission is to become an international corporation that is a leader in relevant and selectively diversified businesses that provide sustained value to our shareholders, consumers, clients, suppliers, associates, and communities.



CMI Vision

Be a world-class organization in products, processes, and human capital by significantly participating in multiple markets and growing strategically with outstanding and sustainable profitability.

About CMI Foods

CMI Foods is the business group of Corporación Multi Inversiones that develops products that focus on feeding and nourishing Latin American families and whose purpose is **to feed the world to fill it with wellbeing.**



CMI Sustainability Approach

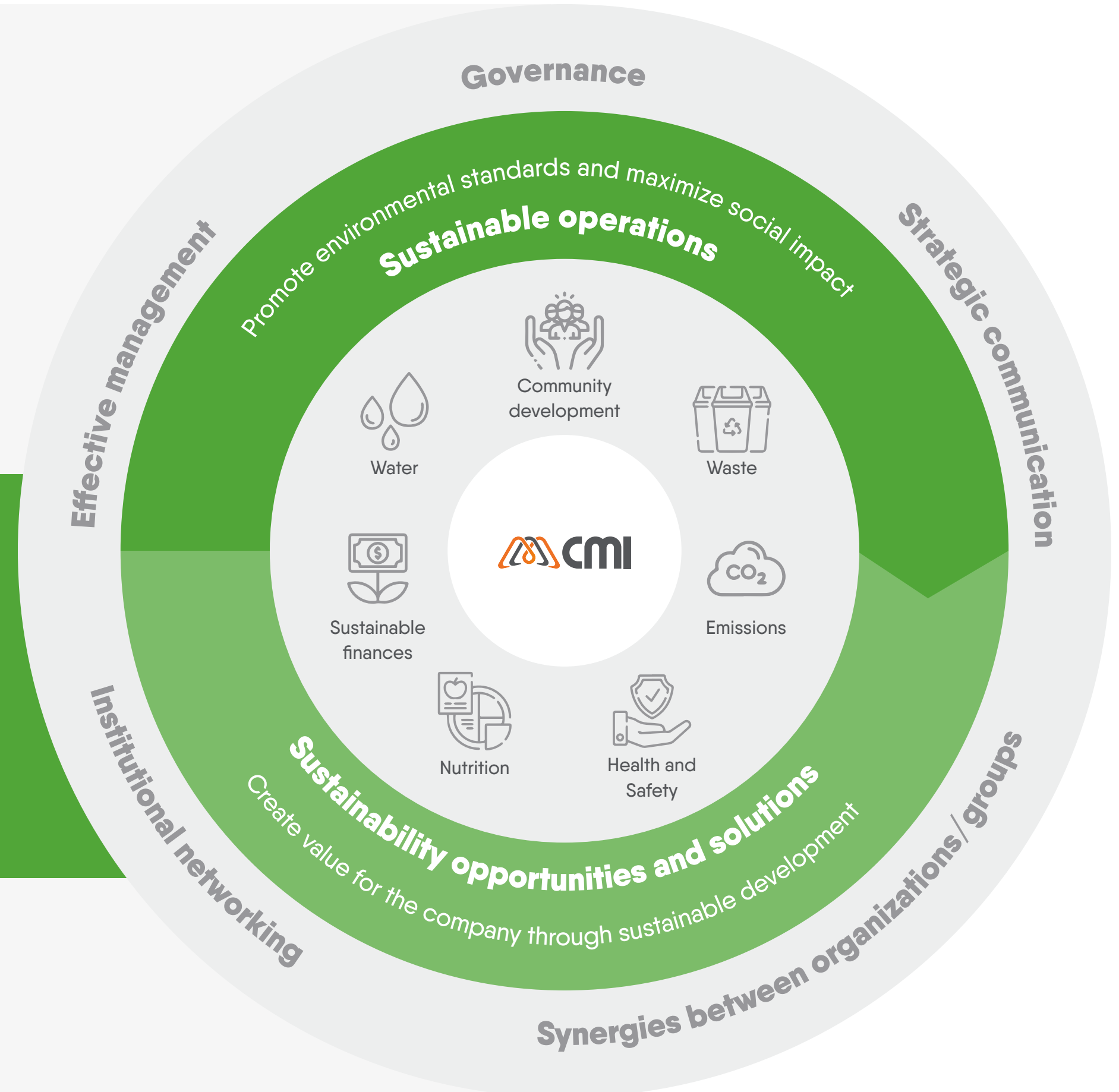
GRI 2-22

The sustainability vision of Corporación Multi Inversiones is the following:

Promote the generation of a positive impact in the region through a robust sustainability strategy and an effective governance structure.

This is achieved through two main objectives:

- Promote our environmental standards and maximize our social impact.
- Create value for the company through its sustainability performance.



CMI ranked second among the **top 100 corporations** with the best reputation in Guatemala

According to the 440th issue of Revista Summa published in September 2022, CMI entered the ranking of the “**corporations with the best corporate reputation.**” CMI ranked second among the Top 100 Guatemalan corporations with the Best Corporate Reputation in 2022.

CMI, among the best employers in the region

Similarly, in December 2022, CMI stood out as one of the best employers in the region thanks to its People+ program that seeks to **ensure the wellbeing and professional development of all our Corporation’s associates.**



A man wearing a red hard hat and safety glasses is looking over a dam or reservoir. He is wearing a blue shirt with a logo that says "CTTI". The background shows a large body of water and a concrete structure. A large orange graphic element is on the left side of the image.

Governance

CMI General Shareholders' Meeting:

All shareholders participate in the General Shareholders' Meeting, whose functions include selecting the General Meeting representatives to the General Shareholders' Representatives Meeting.

General Shareholders' Representatives Meeting:

Representatives designated by the CMI General Shareholders' Meeting participate at the General Shareholders' Representatives Meeting who, according to its Charter, can make equity decisions. One of the functions of the General Shareholders' Representatives Meeting is to select the Chairpersons of the CMI Groups (Foods and Capital).

2-9, 2-10, 2-11, 2-12, 2-13, 2-23, 2-26, 205-1

Governance

The governance structure of Corporación Multi Inversiones, which includes CMI Capital, is the following:

Corporate Board of Directors:

The Corporate Board of Directors consists of the chairperson of CMI Capital, the chairperson of CMI Foods, two directors who represent the shareholders, the CEOs of both Units, a Secretary, and three outside directors. The Corporate Board of Directors monitors the Unit's strategic plans and results.

Audit and Compliance Committee:

The Audit and Compliance Committee is composed by members of the Corporate Board of Directors and outside directors. The Committee's role is to oversee compliance with the Stakeholder Relationship and Anti-bribery Policy, and the Internal Audit Bylaws.



CMI Capital Delegate Commission:

The Delegate Commission is made up by the two chairpersons, CMI Capital's CEO, and one outside director. The Delegate Commission approves CMI Capital's strategy plan of and oversees its compliance. It also approves large-scale projects.

CMI Capital Leadership Team:

The Leadership Team is composed by the directors of the CMI Capital business units.

To support these processes, we have a Corporate Governance Director who oversees compliance with each governance body's bylaws. We also have policies on good governance and transparency.



JUAN BAUTISTA GUTIÉRREZ FOUNDATION

The Juan Bautista Gutiérrez Foundation seeks to transform lives by means of high impact social programs in the communities where CMI is present, thus becoming the bond whereby CMI expresses its appreciation to the society at large and continues the family legacy and REIR – Responsibility, Excellence, Integrity, and Respect – values.

In this sense, it is a family-corporate foundation that focuses on resolving problems from their root through integral, replicable, self-sufficient programs in health, nutrition, and entrepreneurship. It works in collaboration with CMI and other strategic partners to transform lives.

It's main programs are:

- College scholarships
- Nutrition and Entrepreneurship
- My Health ... My Responsibility

Some of these programs are also implemented throughout the corporation, including, for instance, the School for Parents and the Adolescent Education programs, which also benefit the company's associates.

Similarly, the Foundations provides support to some CMI programs, such as the Entrepreneurs' Fair (organized by the Pradera Shopping Centers) and the nutrition program within the neighboring communities of RENACE.

CMI Capital Leadership Team

GRI 2-9



CMI Capital Leadership Team is made up of the Directors of each business unit (Energy, Real Estate Development, and Finance) and the Directors of the Corporate Support Units (Corporate Affairs and Sustainability, Finance and IT, Human Resources, and Legal).



Jay Gallegos
Energy Unit Director



Ricardo González
Real Estate Development Unit Director



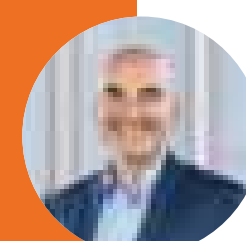
Francisco Villela
Finance Unit Director



Aldo Vallejo
Corporate Affairs and Sustainability Director



Rodolfo Echeverría
Finances and IT Director



Renato Salvatores
Human Resources Director



Rubén Contreras
Legal Director

GRI 2-6, FS1 FN-IB-410a.3, FN-IN-410a.2,
FN-CB-410a.2

Our Value Proposition

At CMI Capital we provide integrated solutions to lead sustainable transformations. Our objective is to support others in their own sustainable transformation through our three business units:

Energy Unit

It provides decarbonization solutions through the renewable energy projects it operates using hydro, wind, and solar technologies. The Energy Unit also supports clients to obtain renewable energy through ION and IELOU, which offer distributed energy services and carbon bonds.

Our decarbonization solution

Real Estate Development Unit

It provides residential and enterprise construction solutions. Currently undergoing a transformation process, the Real Estate Development Unit, through the company Multiproyectos, is expecting its initiatives to contribute to sustainability. It is also working with other stakeholders to make cities more sustainable.

Our solution for sustainable cities

Finance Unit

It provides financing, investment, and insurance solutions through COFINSA, ASEMESA y Valores CMI, in order to incorporate Environmental, Social and Governance (ESG) criteria in the loans it grants.

Our ESG financing solution

GRI 2-12, 2-13, 2-24

Governance for Sustainability

To drive our sustainability strategy, we have a sound structure to support and follow-up our commitments. This structure is aligned with CMI Corporate to work in a coordinated and efficient fashion in the implementation of our sustainable initiatives.

CMI Corporate

Senior Director of Corporate Affairs and Sustainability



Director of Sustainability and Corporate Citizenship

CMI Corporate supports the governance bodies and directs the strategy and the policy framework related to Environmental, Social, and Governance (ESG) matters.

CMI Capital

CMI Capital Director of Corporate Affairs and Sustainability



Sustainability and Shared Value Manager



CMI Capital Social, Environmental, and Occupational Health & Industrial Safety Manager

CMI Capital manages the business and operationalizes the scope of the commitments set out in the sustainability strategy.

Our REIR Values

CMI's Code of Ethics is based on our REIR values: Responsibility, Excellence, Integrity, and Respect. We not only promote these values among our associates, but also among our suppliers through training. We also promote our citizenship principles and expected and unacceptable behaviors.



- I make decisions as if the business were mine, with a cross-cutting, long-term vision and a desire to transcend
- I take responsibility for my actions and my own development as well as that of others to grow together
- I keep our clients and consumers in mind whenever I make decisions
- I always use a win-win approach and take into account the impact of my decisions on the planet, our associates, and other stakeholders



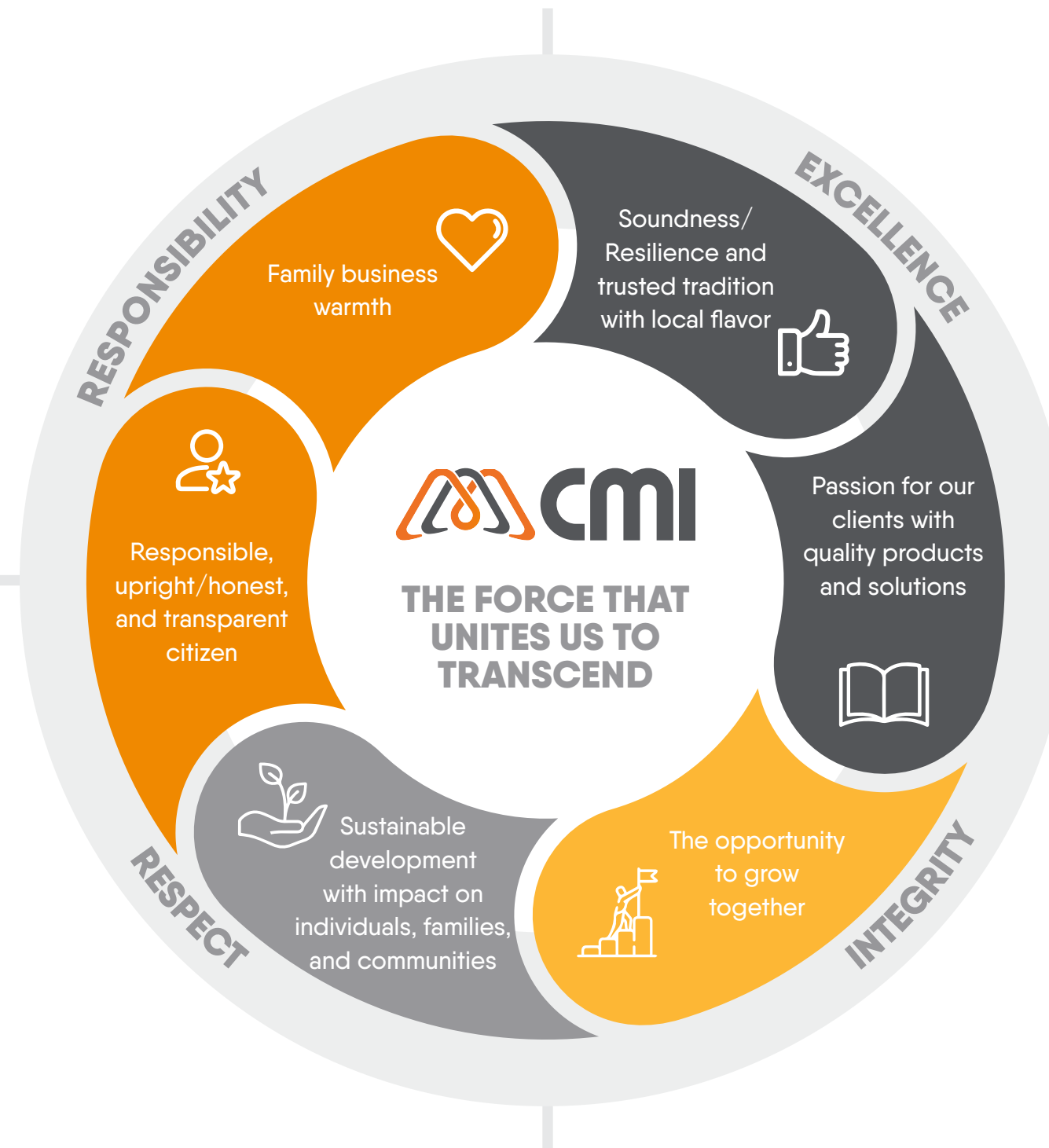
- Apportioning blame and seeking justifications not to accept the consequences of my actions
- Carry out activities or make decisions that threaten my own and others' health and safety
- Promote silos rather than working as a team and fail to comply with our commitments with our stakeholders
- Manage the company's information improperly



- I act according to our legacy, with family warmth, and genuine interest in people
- I listen attentively, and I am capable of putting myself in the other's shoes
- I promote an environment in which "people come to work happy and go back home happy"
- I value people who are different from me for their ideas and contributions rather on how I would like them to be



- Discrimination, harassment, or violence in any of their forms
- Abusive and discourteous relationships
- Arrogance and sense of superiority
- Derision or mockery of those who think differently



- I show passion for what I do, and I always give my best
- I achieve outstanding and sustainable results working as a well coordinated team
- I am nimble, efficient, and disciplined at work
- I am committed to change and innovation; I take risks and learn from my hits and misses



- Indifference and mediocrity
- Stay in the comfort zone or cling to the past
- Hide rather than face problems
- Underestimate or discredit the competition



- I do the right thing and follow the organization's policies and the law even if no one is looking at me
- I strive to see the positive in others and to build trust because "we are good people"
- I communicate openly, honestly, transparently, and respectfully
- I passionately care for our associates, business, and CMI's image



- Act dishonestly
- Act thinking that the end justifies the means
- Not take action when I notice something wrong around me
- Put my personal interest above that of my colleagues and the corporation's

Ethics and Compliance

GRI 2-15, 2-16, 2-25, 2-26, 2-27, 205-1, 205-3
SASB FN-CB-510a.2, FN-IB-510a.2



The Ethics and Compliance Management, which directly reports to CMI Corporate Governance Director, annually trains 100% of our associates in the Code of Ethics. There is also a central Ethics Committee and ethics committees by geography in the countries where we operate.

Failure to comply with the Code of Ethics may be reported through the *CMI Te Escucha* (CMI Listens) hotline. This is a confidential platform implemented by CMI and managed by an independent third-party where employees, clients, and suppliers may report behaviors that do not adhere to our REIR values and/or violations to the legislation, regulations, or our internal policies.

In 2022, CMI Te Escucha received 58 complaints about CMI Capital related to labor issues and noncompliance with the Code of Ethics.

Each case was immediately followed up until it was properly resolved.



For more information about CMI Te Escucha
www.cmiteescucha.com

GRI 201-2, 205-1

Risk Management

As part of our strategy to reduce vulnerabilities, at CMI Capital we have a risk management area that monitors non-financial risks to eliminate, reduce, or mitigate them as applicable.

The risk area has a Risk Forum, where CMI Capital Leadership Team analyzes the different types of risks the Company is exposed to. Each risk has a specific management plan, which is incorporated into Promapp, the software used to monitor them.

A total of 29 risks have been identified; of them, 22 are transversal to CMI Capital.

The risks to which we pay special attention and that are related to Environmental, Social and Governance (ESG) factors are the following:

1. Climate change
2. Illicit practices and bribery
3. Money laundering
4. Organizational management
5. Business continuity

Risks by Project

Furthermore, a risk analysis, which incorporates economic, social, and environmental variables, is applied to all our projects. The analysis is carried out by our teams using a standard methodology

Risk Community

To strengthen risk management, the Corporation created a risk community where good practices, opportunities for improvement and knowledge are shared. The finance, environment, occupational health, sustainability, and other areas are involved in the risk community.



Corporate Policies

GRI 2-15, 2-23

SASB FN-IB-410a.3, FN-IB-510a.2, FN-IN-410a.2, FN-CB-410a.2, FN-CB-510a.2

In addition to the Code of Ethics, CMI Capital has developed a series of corporate policies that direct our actions. They include:

1. Integrated Policy on Quality, Health, Safety & Environment
2. Respect for Human Rights Corporate Policy
3. Donation Protocol
4. CMI Relationship and Anti-bribery Policy
5. Procurement Policy
6. Internal Audit Bylaws

In 2022, our associates were asked to once again confirm their knowledge and acceptance of our Procurement Policy.

Our associates are also asked to sign a Declaration of Conflict of Interest when they join the corporation or whenever they believe it is important to renew it.



CMI Leadership Model



In 2022, we launched our CMI Leadership Model which is aligned to our REIR values and our citizenship principles.

According to our CMI Leadership Model, our leaders are responsible for Creating the future, Maximizing talent and Instituting our business as part of our WE ARE CMI culture.

CREATING THE FUTURE

CMI Leaders have a strategic vision, keep themselves up to date with regards to their surroundings and clients, foster change and learning, make decisions, and promote sustainability.

MAXIMIZING TALENT

CMI Leaders manage our culture, encourage our WE ARE CMI culture, maintain their warmth and proximity, coordinate effective teams, manage and develop our talent, and empower others.

INSTITUTING OUR BUSINESS

CMI Leaders simplify, prioritize, execute, communicate, and achieve results.

UCMI

GRI 404-2



CMI Corporate University (Ucmi) is a corporate university certified by The Learning and Performance Institute (LPI). It teaches online and in-person courses to reinforce CMI associates' competencies and skills.

In 2022, several courses were taught, including a course on Shared Value, which invited teams to identify initiatives to address social, environmental, or economic issues.

These courses are taught not only to our internal stakeholders, but also to external ones. Sixty-seven percent of the courses were about self-development and 33% about learning opportunities. There is a 93% satisfaction level with the courses.





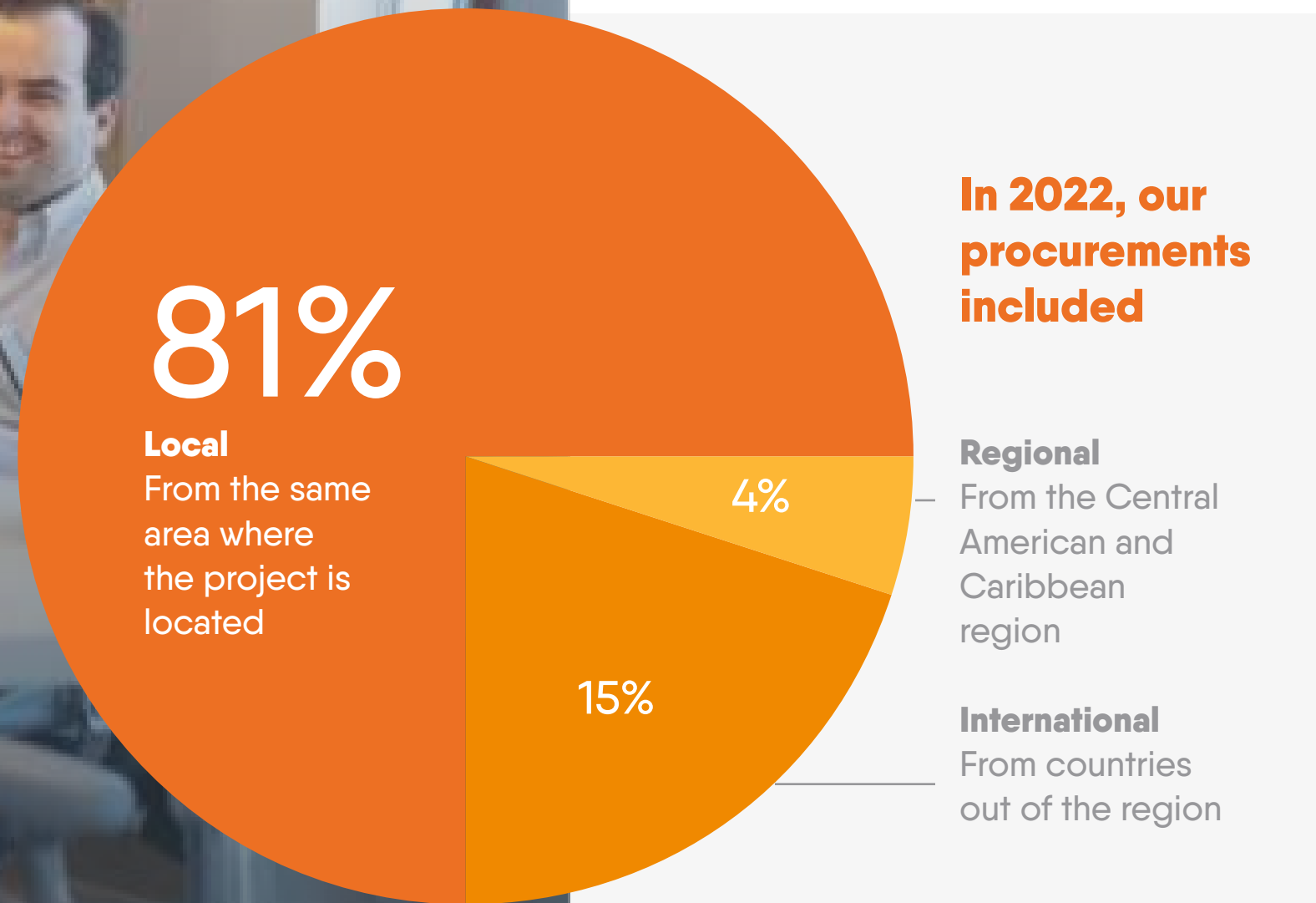
Babson College Entrepreneurship Program

In May 2022, Ucmi launched an Entrepreneurship Program with the collaboration of Babson College. A total of 50 entrepreneurs (external to CMI) received a scholarship to strengthen their entrepreneurial capacities. In the process, several CMI executives who had previously been certified by Babson participated as instructors and tutors on some of the subjects.

GRI 204-1, 308-1, 414-1

Supply Chain

We have a complex procurement system that requires supplies for our operations.



Our suppliers, for instance, supply our needs for machinery and spare parts for the three renewable energy technologies we utilize. We also have suppliers that support our corporate citizenship initiatives.

All our suppliers must abide by our Code of Ethics and our environmental and occupational health & safety procedures. All purchases must follow our Procurement Policy, which includes transactional purchases and negotiations.

Our negotiations are filtered by our Corporate Compliance Unit that analyzes the suppliers in order to vet them. All negotiations go through a series of tender steps using the Aura Portal.

CMI Supplier Summit: Pa'Lante

In coordination with Corporate, in 2022 we held our first CMI Supplier Summit, where our suppliers were recognized in the following categories:

- Strategic management
- Productive relevance
- Operating agility
- Innovation and creativity
- Sustainable development

The goal of the CMI Supplier Summit was to raise awareness among our supplier on matters of importance to CMI that need to be shared, such as ethics and values, sustainable development, occupational health and safety, continuous improvement, and others.





GRI 2-1

CMI History



CMI Capital, Report 3



1988

CMI starts operations in the construction sector to develop urbanization and housing projects, shopping centers, and office buildings through Multiproyectos.

1991

CMI started negotiations to build the RENACE hydropower plant, which became our first renewable energy facility. In 2016, wind and solar projects were added to the Energy Unit.

1997

Financiera Consolidada, S.A. (COFINSA) was incorporated as an investment bank. This marked the creation of the Finance Unit, which currently includes ASEMSA (an insurance broker) and VALORES CMI (a brokerage firm).

2018

CMI Capital is created to integrate the energy, real estate development and finance businesses.

2019

We defined CMI Capital's purpose of **“generating impact investments that drive sustainable development.”**



CMI Capital Report 1

2020

We responded to the pandemic by taking care of our most important asset: our associates.



CMI Capital Report 2

2021

We issued our first Green Bonds for US\$ 700 million. We also defined our value proposition: **“provide integrated solutions to lead sustainable transformations.”**

2022

We launched our **Strategy with a Purpose** that includes our sustainable operation targets and our sustainable solution targets. We also updated our materiality analysis.

GRI 2-23

Global Compact Membership

In February 2022, CMI Capital joined the Global Compact. Our commitment with the Ten Principles of the Global Compact may be found at:

[CMI Capital, S.A. | UN Global Compact](#)

Furthermore, as leaders of the Communication on Progress Early Adopter Program, in 2022 we presented our 2021 progress report in this format.



Gri 2-28

We were the first company to join the **Global Impact Investing Network (GIIN)**

In August 2022, CMI Capital joined the Global Impact Investment Network (GIIN), becoming the first private company to subscribe to this initiative, which includes development banks, financial institutions, investment funds, and others.

GIIN is an impact investment network devoted to increasing the scale and effectiveness of impact investments worldwide. Its goal is to promote impact investments that generate measurable social and environmental benefits alongside a positive financial return.

About 360 organizations from 50 countries participate in the GIIN to deepen their commitment with impact investment by developing alliances, building an investment community, and accelerating the industry's development.



We were recognized by Climate Bonds as a green finance pioneer in Guatemala

Our successful green bond placement that amounted to US\$ 700 million in 2021 was acknowledged by Climate Bonds which awarded us a recognition as a Green Finance Pioneer in Guatemala.



The Climate Bonds Awards are organized by the Climate Bonds Initiative and are awarded to organizations that demonstrate their leadership in financing low-carbon, climate-change resilient projects.

Being recognized as a Green Finance Pioneers in Guatemala encourages us to continue seeking solutions that add more environmental and social value.

GRI 2-28

We belong the to following initiatives

We currently participate in several business committees, associations, and initiatives. Some of them are listed below:

(all acronyms are in Spanish)



- Coordinating Committee of Farming, Trade, Industrial, and Financial Associations (CACIF), Guatemala
- Center for Social Responsibility Actions in Guatemala (CENTRARSE)
- Honduran Foundation for Corporate Social Responsibility (FUNDAHRSE)
- Banking Association of Guatemala
- Managers Association of Guatemala
- Central American Association for Housing
- Association of Shopping Centers of Guatemala
- Association of Real Estate Developers
- National Association of Residential Builders
- Guatemalan Association of Human Management Professionals
- Latin American Chamber of the Shopping Center Industry
- Guatemala Green Building Council
- Costa Rican Association of Energy Producers
- American Chamber of Commerce in Nicaragua
- Chamber of Commerce of Guatemala
- Dominican Association of the Electricity Industry
- Honduran Association of Electric Power Producers
- Alliance for Nutrition
- Electric Mobility Association of Guatemala
- Association of Renewable Energy Generators of Guatemala
- National Association of the Industrial Sector of Honduras
- Electric Power Council of Guatemala
- Association of Large Electric Power Users of the Chamber of Industries of Guatemala
- Foundation of Development of Guatemala
- Guatemalan Center for Cleaner Production
- Association of Private Natural Reserves of Guatemala

GRI 2-28

We actively participate in boards of directors

Over the years we have been founding members of different organizations. In 2022, we actively participated in the following Boards of Directors :

Global Compact

Electric Mobility Association of Guatemala

National Stock Exchange

Chamber of Industries

Electric Power Council of Guatemala

Honduran Association of Electric Power Producers

Board of Directors of the Honduran System Operator

Costa Rican Association of Energy Producers

Advisory Board of Sustainable Finances of Guatemala



Our Impact in 2022

Our Impact in 2022

GRI 2-6

In 2022 we continued generating a positive impact through our three business units:

Energy Unit:

818 MW

effective system capacity through wind, solar, and hydro technologies

6.47 MW

distributed generation capacity

Real Estate Unit:

347,207.77 m²

built in total

27,436.68 m²

square meters built in 2022

13

 Pradera Shopping Centers in operation

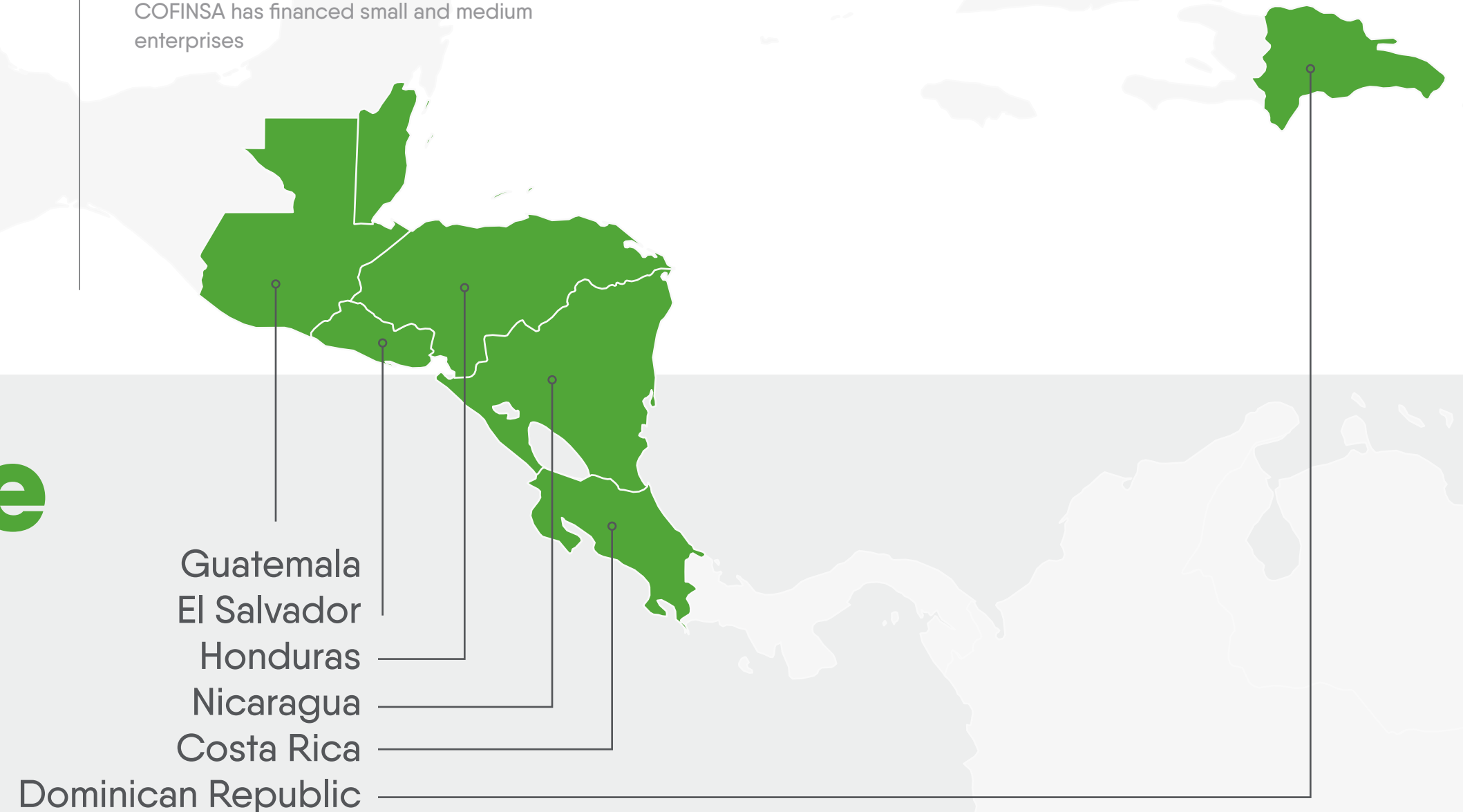
Finance Unit

COFINSA

COFINSA has financed small and medium enterprises

Countries where we operate

Currently CMI Capital has operations in:



GRI 3-1, 3-2, 3-3, 2-23, 2-24

Materiality

In 2022, we updated our materiality matrix through an exercise that included our benchmarking with companies in the same sector and a consultation with key stakeholders. CMI Capital materiality matrix was aligned with Corporate and the Food business group to use the same terms.

We identified ten relevant issues that include the double materiality. We were also guided by the Sustainability Accounting Standards Board (SASB) indicators pertinent to our industry.






the implementation of material matters. As we advance to later phases and continue implementing our sustainability strategy, our reports will become more exhaustive. We are currently establishing the baseline and standardizing the indicator criteria.

This report shows our performance on the indicators corresponding to Phase 1 of

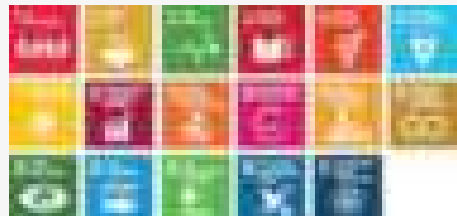
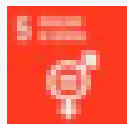





Ten topics we identified as relevant relate to the Global Compact Principles and the Sustainable Development Goals:

1 **2** **3** **4** **5**

Relevant Issue	Corporate Governance	Sustainable Investment	Ethics and Transparency	Emissions and Climate Change	Occupational Health and Industrial Safety
Our Approach	Have a governance structure, governing bodies, corporate and familiar governance policies and rules to take care of the long-term legacy of our family-owned company with efficient, transparent, timely and truthful information, and accountability.	Invest in impact initiatives that drive sustainable development in line with our citizenship principles and using Environmental, Social, and Governance (ESG) criteria.	Live our REIR (Responsibility, Excellence, Integrity, and Respect) values as set in our Code of Ethics and strengthen trustworthy relationships with our stakeholders.	Reduce Greenhouse Gases (GHG) through renewable energy, efficient energy use, technology and innovation, and seek resilience to climate change.	Ensure optimum occupational health and industrial safety conditions for our associates, contractors, visitors, and everyone who is part of our operations.
Global Compact Principle	Principle 10	Principle 7 Principle 8 Principle 9	Principle 10	Principle 7 Principle 8 Principle 9	Principle 1 Principle 2
Sustainable Development Goal					

6 7 8 9 10

Relevant Issue	Human Rights	Diversity and Inclusion	Community Development	Responsible Supply Chain	Environmental Management		
Our Approach	Respect and promote Human Rights in all aspects of our business.	Act according to our legacy with family warmth and genuine interest in people by providing opportunities without distinctions based only on their ideas and contributions.	Collaborate with the communities related to our operations through corporate citizenship initiatives that have a positive impact in their development.	Work with our supply chain to warrant that they comply with our ethics and transparency standards.	Water Reduce the water footprint of our operations by using water efficiently and guaranteeing the quality of our wastewater.	Waste Reduce the generation of waste by applying circular economy processes.	Biodiversity Promote biodiversity conservation and preservation by reducing and mitigating potential negative impacts.
Global Compact Principle	Principle 1, Principle 2 Principle 3, Principle 4 Principle 5 , Principle 6	Principle 1 Principle 2 Principle 6	Principle 1	Principle 2	Principle 7 Principle 8	Principle 7 Principle 8 Principle 9	Principle 7 Principle 8
Sustainable Development Goal							



Our Stakeholders

GRI 2-29

Since the beginning, we have approached our different stakeholders to keep a close relationship with them. All our clients, suppliers, and neighbors can use the *CMI Te Escucha* (CMI Listens) hotline to contact us.

The material issues relevant to our stakeholders are the following:

Material Issue	Stakeholders
Corporate Governance	Shareholders Investors Associates
Sustainable Investment	Shareholders Investors Governments
Ethics and Transparency	Shareholders Investors Associates Communities
Emissions and Climate Change	Investors Governments
Occupational Health and Industrial Safety	Shareholders Associates Communities
Human Rights	Investors Governments Society Communities Associates
Diversity and Inclusion	Investors Associates
Community Development	Investors Communities
Responsible Supply Chain	Shareholders Suppliers
Environmental Management	Shareholders Investors Communities Society Governments



Our Strategy with a Purpose toward 2030

GRI 2-23, 2-24 SASB IF-EU-110a.3

One single strategy with the purpose of “generating impact investments that drive sustainable development”

In 2022, we defined our Strategy with a Purpose, which encompasses our business and sustainability goals. The goal analysis and definition process started in the fourth quarter of 2021 and concluded in October 2022, when we presented our strategy to several stakeholders.



Our Strategy with a Purpose incorporates two main pillars and ambitious targets to be reached by 2030. It is our commitment with the investors who have trusted in us by purchasing the green bonds that we successfully placed in 2021 in the amount of US\$ 700 million and with our neighboring communities, our clients, associates, suppliers, and shareholders.

Through our Strategy with a Purpose, we seek to catalyze sustainable transformation in the countries where we operate by promoting conscious capitalism that promotes comprehensive economic development and improves individuals' and the planet's conditions.

In this sense, the strategy has a double mandate and, with regards to sustainability, two pillars:

Growth and diversification mandate

Sustainability mandate

- Sustainable operations
- Sustainable solutions

“Todo el mundo debe respirar para vivir, pero el propósito de vivir no es respirar...”

REIMAGINING CAPITALISM
A WORLD ON FIRE

Rebecca Henderson



Presentation of our Strategy with a Purpose

Our Strategy with a Purpose was presented to several stakeholders in an event where we had the participation of PwC.

During the presentation, PwC stressed our positive impact of US\$ 265 million in 2021, using the Total Impact Measurement and Management methodology as the basis to define our strategy.

Moreover, our presentation was also attended by CentraRSE and the Business Alliance for Development (AED, acronym in Spanish) of Costa Rica and representatives of the governments, the civil society,

and the private sector who, in addition of learning about our Strategy with a Purpose, familiarized themselves with our sustainability approach.

Aligned with our purpose, we are pleased to report that this event was certified as carbon neutral, which shows our commitment to the mitigation of greenhouse effect gas emissions and care for the environment.

GRI 2-24, SASB IF-EU-110a.3

Our 2030 Targets

Within the framework of our Strategy with a Purpose, we have established ambitious targets that are aligned to the Sustainable Development Goals with a horizon to 2030.

It is important to mention that we have the intention of reaching some of these targets before this term and of periodically checking our progress to adjust them if necessary.

To keep our stakeholders informed of our progress, we will be regularly reporting our goals and results through annual reports and the Global Compact Communication on Progress (COP) to create the most positive impact possible.



SUSTAINABLE SOLUTIONS

The sustainable solutions pillar focuses on our contributions to decarbonization, the promotion of sustainable cities, and strengthening of access to financing using Environmental, Social, and Governance (ESG) criteria.



SUSTAINABLE OPERATIONS

Through this pillar, we commit to undertaking actions that minimize any negative impact on the environment and create shared value; it seeks to reduce to the maximum the negative externalities of our operations.

Our Sustainable Solution Targets

In line with our value proposition of “promoting integrated solutions to lead sustainable transformations,” we have three business units aimed at providing services for decarbonization, sustainable cities, and ESG finances.

Our sustainable solution targets are integrated into three main initiatives that promote SUSTAINABLE INVESTMENT.

Next, we present these targets, as well as our progress and results as of 2022.

SASB IF-EU-110a.3

Our Sustainable Solution Targets



Expand the renewable energy capacities in the region in at least 330 MW; this would prevent 500,000 tons of CO2 emissions per year (in addition to the about 1.7 million tons that we already prevent annually).



Develop at least 200,000 square meters in urban or industrial spaces using sustainability criteria.



Finance projects for at least US\$ 32.5 million using Environmental, Social and Governance (ESG) criteria.

GRI EU1, 201-2, 305-5 SASB: IF-EU-110a.3, IF-EU-240a.4

Target 1: Expand the renewable energy matrixes for decarbonization

We are committed to decarbonization and reducing greenhouse gases through renewable energy generation.

Our commitment is based on the expansion of the clean energy matrix in Central America and the Caribbean by developing and operating hydro, wind, and solar energy projects. Our target is to expand our installed capacity in at least 330 MW by 2030. This would allow us not only to contribute to

reduce greenhouse gases, but to also continue promoting the development of our neighboring communities. Furthermore, we are committed to conserving natural resources and applying the best operation and maintenance practices.



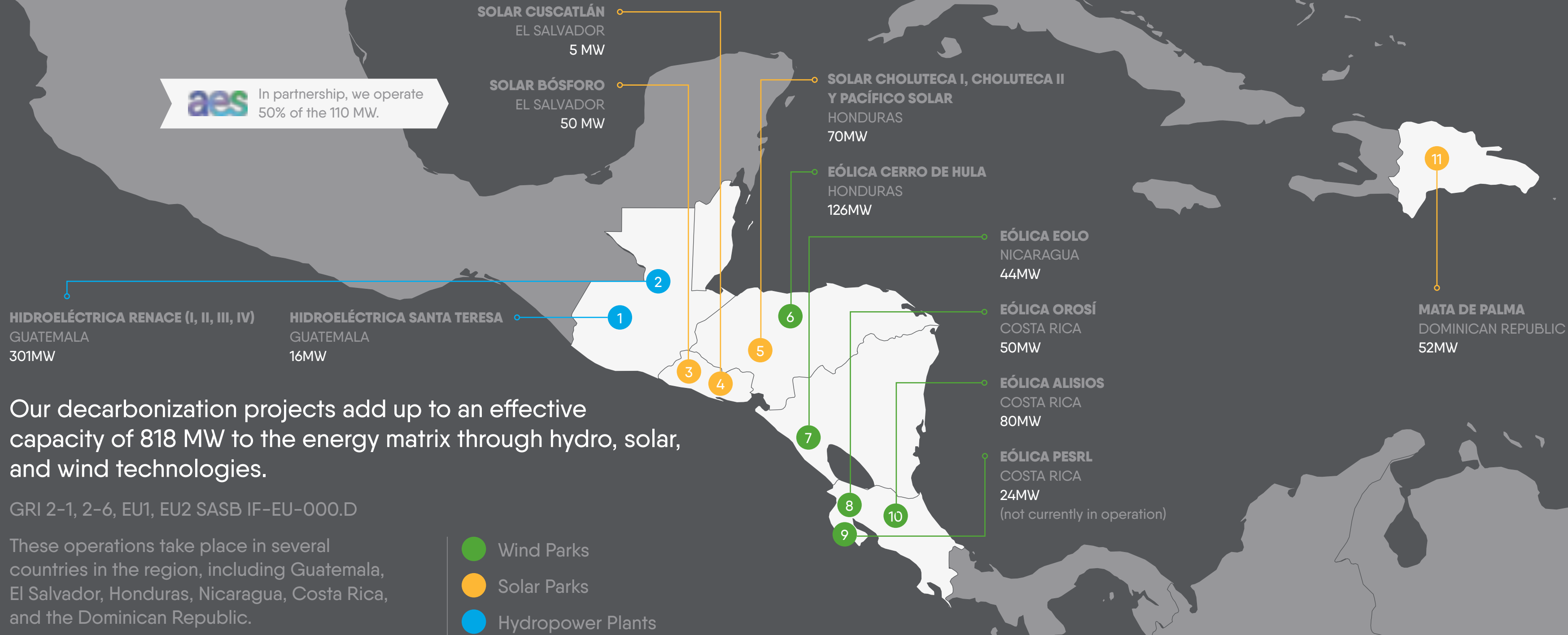
TARGET TOWARD 2030

Our target is to expand the renewable energy matrix in the region in at least 330 MW more. This expansion will allow us to prevent about 500,000 tons of CO2 emissions per year. These efforts will be added to the actions we are already implementing, which have permitted us to prevent close to 1.7 million tons of CO2 every year.

RENEWABLE ENERGY MATRIX IN 2022

We have an installed capacity of 818 MW of renewable energy in Guatemala, El Salvador, Honduras, Nicaragua, Costa Rica and the Dominican Republic.

In partnership, we operate 50% of the 110 MW.



Our decarbonization projects add up to an effective capacity of 818 MW to the energy matrix through hydro, solar, and wind technologies.

GRI 2-1, 2-6, EU1, EU2 SASB IF-EU-000.D

These operations take place in several countries in the region, including Guatemala, El Salvador, Honduras, Nicaragua, Costa Rica, and the Dominican Republic.

In 2022, we generated 2,892,196.20 MWh of net renewable energy. This result shows our commitment with the generation of clean, sustainable energy, thus contributing to reduce greenhouse gases and promote a more sustainable development in the region.

- Wind Parks
- Solar Parks
- Hydropower Plants

317MW	324MW	177MW	818MW
HYDRO	WIND	SOLAR	EFFECTIVE CAPACITY IN 2022

GRI EU6, EU8

Centralized Operations Model



Our energy plants use a centralized operations model that monitors in real time the optimum operation of our wind, hydro, solar plants and substations.

This model provides us with relevant information from each equipment to take actions to reduce downtime, improve generation efficiency, reduce maintenance costs, optimize staff allocation, and extend the useful life of the equipment, among other benefits.

The centralized operations model has two main sites: one in Guatemala and another in Costa Rica. However, monitoring and management can be done from any remote location. This provides flexibility and allows us to keep constant control over our operations regardless of the physical location of the staff in charge of monitoring their operation.

Thanks to this centralized approach and the use of advanced technology, we can guarantee an efficient and reliable operation of our energy plants, thus maximizing our performance and contribution to the sustainable generation of renewable energy.



We continue expanding our contribution to decarbonization

In December 2022 we were awarded the contract of El Quijote wind project which will be built in the canton of Bagaces, Guanacaste, Costa Rica. This project will have an effective capacity of about 33 MW, thus contributing to the energy matrix of the utility called Empresa de Servicios Públicos de Heredia.

With this contract award, we will be expanding our matrix to about 850 MW, which will strengthen our energy generation capacity even more.

Our commitment is to expand the renewable energy matrix in at least 330 MW by 2030. Our team is constantly working diligently to identify initiatives and opportunities that will allow us to reach this target.

We are committed to continue leading the path toward a more sustainable energy matrix and to contribute to the development of cleaner, renewable energy sources.

We are excited with this new project and will continue working hard to fulfill our commitments and meet our renewable energy targets.



GRI 2-6, 201-2, EU8

Solutions for Sustainable Transformation

As part of our value proposition of supporting others in their sustainable transformation, we have two businesses that focus their efforts on providing solutions and supporting other companies in their decarbonization goals.

Through IELOU, we offer a wide range of services to support companies' sustainable transformation. Some of these services are the following:

- Renewable energy generation: We develop turnkey projects for renewable energy generation at the companies' site (on-site) and projects for external provision of renewable energy (off-site).
- PPAs for 100% renewable energy
- Energy use and monitoring
- Identification and implementation of energy efficiency opportunities
- Demand management
- Innovation in energy use
- Batteries
- Electric vehicles



We currently have an installed capacity of 6.47 MWp and have generated 6,478,485.24 MWh of renewable energy, which have prevented 4,640.26 tons of CO2 emissions to the planet. These results show our commitment to decarbonization and our contribution to the mitigation of climate change



ION Energy

As an energy marketer, ION Energy works with a diverse portfolio of industrial, commercial, and service clients.

It is devoted to providing solutions related to the efficient use of energy and is constantly exploring new products and services in this area. It also participates in international transactions through the Regional Electricity Market of Central America and in Mexico.

In 2022, ION Energy marketed 530,929,159.89 Kwh.

This achievement shows our commitment to meeting our clients' energy needs and supporting their operations in an efficient manner.

Carbon Credits

We have certified plants that issue Certified Emission Reductions (CERs), Verified Emission Reductions (VERs), and Renewable Energy Certificates (RECs) to support other companies' carbon neutral certification processes.



Congress: New Energy Trends

In November 2022 we successfully held the Congress: “New Energy Trends,” whose objective was to promote the growth of the electric sector.

More than 100 people participated in the congress, including expert panelists from the energy industry. During the Congress, current, relevant topics were addressed, such as the green hydrogen industry in Latin America and the Caribbean, the impact of commodities in the energy sector, and the digitalization of the industry.





Integrated Management System

GRI 2-24, 302-1, 303-2, 304-1, 305-1, 305-2, 305-5, 306-2, 403-1

CMI Energy has an Integrated Management System based on three standards: ISO 14001:2015 (Environmental Management Systems), ISO 45001:2018 (Occupational Health and Safety Management Systems), and ISO 9001:2015 (Quality Management Systems). The plants that are currently certified are:

PLANT	Standard
Renace, Guatemala	ISO 14001: 2015, ISO 9001:2015, ISO 45001:2018
Santa Teresa, Guatemala	ISO 14001: 2015, ISO 9001:2015, ISO 45001:2018
Eolo, Nicaragua	ISO 14001: 2015, ISO 45001:2018
Cerro de Hula, Honduras	ISO 14001: 2015, ISO 45001:2018

Although only four energy plants are certified, the Integrated Management System is used in all our operations.

GRI 2-24, 302-1, 303-2, 304-1,
305-1, 305-2, 305-5, 306-2, 403-1

Internal Audits

As part of the Integrated Management System, internal and external audits are carried out to verify compliance with the three standards: ISO 14001:2015, ISO 45001:2018, and ISO 9001:2015. The internal audits are performed by a team of 47 internal auditors.

The scope of the Integrated Management System includes operation and administrative processes, which constantly seek improvement. However, there are still some challenges, such as the standardization of the methodology to identify work hazards and environmental issues.

The certifying entity that grants these certifications is SGS.



GRI 2-24 IF-RE-130a.5

Target 2: Develop 200,000 square meters of urban or industrial spaces using sustainability criteria

We will collaborate with the stakeholders in the territory to proactively transform areas and contribute to the development of spaces for public use that improve people's quality of life.

We are committed to transforming cities positively, so we will develop at least 200,000 m² of urban and industrial spaces using sustainability criteria to provide solutions to families and businesses.



2023 TARGET

Develop at least 200,000 m² of urban or industrial spaces using sustainability criteria.



GRI 2-28

We are active members of the Guatemala Green Building Council

In March 2022, we joined the Guatemala Green Building Council to strengthen our capacities in sustainable construction and exchange good practices.

Since then, we have participated in several training sessions:

- Excellence in Design for Greater Efficiencies (EDGE)
- Leadership in Energy and Environmental Design (LEED)

We have also participated in networking meetings such as Women in Green attended by several female engineers who work with Multiproyectos.

Furthermore, we have been actively involved in the Greenbuild International Conference and Expo.



We are part of the Viadoce Opportunity District

During the year, we collaborated with the Municipality of Guatemala in the transformation of the Viadoce District.

Viadoce District is one of the six Opportunity Districts defined by the municipal authority. They are considered strategic and opportunity development areas that promote entrepreneurship, investment, competitiveness and resiliency.

Aligned to the territorial proposition of the Municipality of Guatemala, we support the process to identify the Viadoce District vision, as well as some catalyzing projects in the area. The vision defined for the Viadoce District is for it to become a **“center of**

innovation and technology to attract human talent and promote entrepreneurship and investment.”

Viadoce District covers 662 hectares and has 10,663 inhabitants. The objective of its transformation is to make the territory self-sufficient, considering its proximity, innovation, and maximum capacity. In a nutshell, the aspiration is to make Viadoce a place where people can work, live, and recreate in line with the concept of sustainable cities.

Viadoce District vision:

Become a center of innovation and technology

to attract human talent and promote entrepreneurship and investment



GRI 2-1, 2-6 SASB IF-RE-000.A

Our Experience in Development and Construction

We have more than 35 years of experience in the development and construction of residential and business real estate projects under the sell, rent, and build-to-suit modalities. Below we present a timeline of our projects:

1990-1999

- Villas de los Pinabetes
- Colinas de Monte María
- Galerías La Pradera zona 10
- Centro Empresarial
- Centro Ejecutivo

2000-2009

- Villas Magnolia
- Residencial Villas de San Mateo
- Residenciales Entreverdes
- Villas de Entreverdes
- Villas de San Isidro
- Pradera Xela
- Pradera Concepción
- Pradera Chimaltenango
- Pradera Escuintla
- Pradera Puerto Barrios
- Pradera Express Santa Lucía
- Pradera Express Palín
- Pradera Chiquimula
- Pradera Express Villa Nueva
- Pradera Chimaltenango
- Torre Real

2010-2020

- Torre Pradera Xela
- Zona Pradera
- Condominio Prados de San Cristóbal
- Residenciales Torre Real
- Apartamentos San Isidro 2021 (Tower 1)
- Pradera Vistares
- Pradera Zacapa
- El Pulté Golf
- Vistares Apartamentos Towers 1 and 2
- Telus

2021-2022

- IQ10
- San Isidro 2021 (Tower 2 construction completed)
- San Isidro 2021 (Tower 3 construction started)

En proceso de diseño, planificación y venta

- Molie
- Lares 16
- Lares 17
- Vistares (Tower 3)

Our most recent Residential Projects

Our most recent housing projects have been characterized by a versatile design and amenities that stimulate a better quality of life.



IQ10

ZONE 10, GUATEMALA CITY

IQ10 is a residential project that was nominated to the Trezzini Awards in Architecture and Design in Saint Petersburg 2020 in the Best Project of Comfort, Residential Estate Class.

It has amenities for children, pets, and the whole family. It is in an area that facilitates mobility whether on foot, by bike or skateboarding.



For more information
www.iqdiez.com.gt

MOLIÉ

ZONE 10, GUATEMALA CITY

Molié is a residential area designed by Valls Arquitectos using exclusive designs.

As part of our innovation and focus on sustainability, in Molié we provide our clients the option of installing solar panels in their homes.



For more information,
visit: www.molie.con.gt

SAN ISIDRO 2021 (TOWER III)

ZONE 16, GUATEMALA CITY

San Isidro is a residential area that has several apartment towers and common areas that include amenities such as a pool, a playground, an orchard, an events room, a gym, and others.



For more information,
visit: www.sanisidro2021.com

LARES 16

ZONE 16, GUATEMALA CITY

Lares 16 is a residential project with several apartment towers. The apartments have two or three bedrooms and several amenities, such as an events room and a gym.



For more information, visit:
www.lares16.com

LARES 17

ZONE 17, GUATEMALA CITY

With the same format as Lares 16, Lares 17 has two apartment towers. Each apartment has two or three bedrooms and several amenities.



For more information, visit:
www.lares17.com

VISTARES

ZONE 12, GUATEMALA CITY

Vistares is a mixed-use complex with residences and commercial spaces. There are two- and three-bedroom apartments that share a series of amenities, including a pool, a playground, a dog park, firepits, and others.

Two towers have already been completed, and a third will be built soon using sustainable construction criteria.



For more information, visit:
www.vistares.com.gt

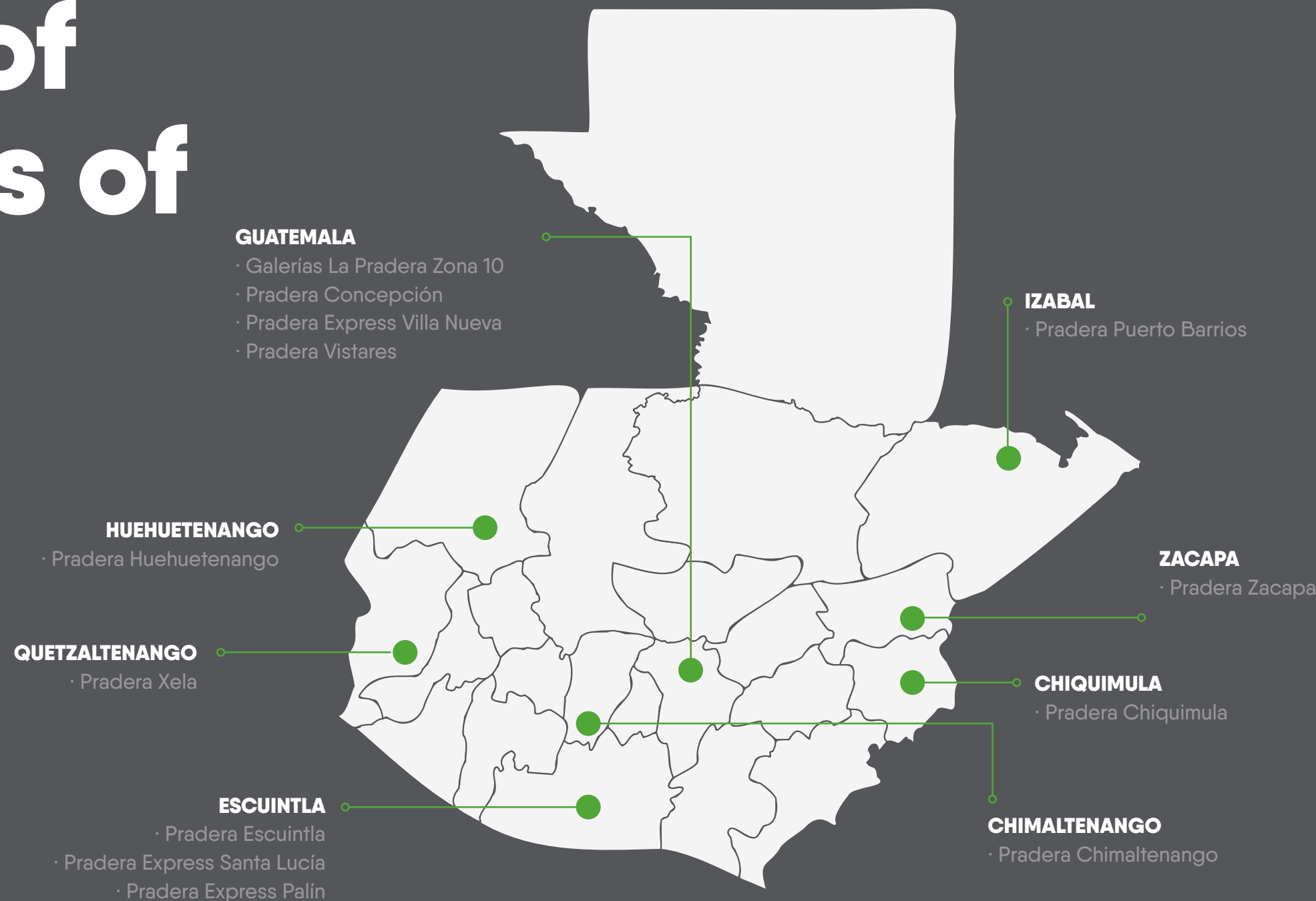
GRI 2-1, 2-6

We have the largest network of shopping centers of Guatemala

We have the largest network of shopping centers of Guatemala with 13 locations. These shopping centers offer sale spaces for enterprises of different sizes and sectors.

NETWORK OF PRADERA SHOPPING CENTERS

● Shopping Centers



Rewarding Entertainment

Treasures of Egypt

In 2022, we took an interactive traveling museum called Treasures of Egypt to several Pradera Shopping Centers in the different parts of country. Families visiting this museum had the chance of learning about the Egyptian culture while entertaining themselves.



Pradera Zacapa Cinemas

As the largest network of shopping centers of Guatemala, we are constantly thinking about bringing entertainment to the areas where we operate. In October, we celebrated the arrival of Cinépolis to Pradera Zacapa, which will allow families to enjoy movie shows.

Films may now be enjoyed at Cinépolis Pradera Zacapa with 100% digital screens, Dolby 7.1 sound, technological seats, and 3D technology.



GRI 2-24, 2-25 SASB FN-IB-410a.3, FN-IN-410a.2, FN-CB-410a.2

Target 3: Devote at least US\$ 32.5 million to finance projects using Environmental, Social and Governance (ESG) criteria

We are committed to finance projects for at least US\$ 32.5 million using Environmental, Social and Governance (ESG) criteria.

Financing using ESG criteria will be geared to small, medium, and large enterprises within and without the ecosystem of Corporación Multi Inversiones.



Financing with Environmental, Social and Governance (esg) criteria in 2022

In 2022 we supported the creation of the Sustainable Finance Advisory Council. We also joined the Sustainable Finance Protocol.

Target toward 2030

Finance at least US\$ 32.5 million using ESG criteria.

GRI 2-6

Financiera Consolidada, S.A. (COFINSA)

COFINSA is an investment bank supervised by the Banking Superintendency of Guatemala, which attracts resources through financial notes. COFINSA grants loans to promote entities that are part of the CMI Group as well as to third parties. Although COFINSA's headquarters are in Guatemala, it is empowered to operate throughout the Central American region.

We supported the creation of the Sustainable Finance Advisory Council

In 2022, we supported the structuring of the Sustainable Finance Advisory Council in Guatemala, a process facilitated by CENTRARSE with the support of the Inter American Development Bank (IBD). We later joined the Sustainable Finance Protocol of Guatemala to promote this financing ecosystem.



CABEI Loan to Strengthen small and medium enterprises

The Central American Bank for Economic Integration (CABEI) approved a line of credit for US\$ 7 million to Financiera Consolidada, S.A. (COFINSA). These resources will support small and medium enterprises to channel resources.



GRI 2-6

ASEMSA

ASEMSA is CMI's insurance broker. It offers health, real estate, and auto insurance and other lines of coverage.

GRI 2-6

Valores CMI

It is CMI's brokerage firm which is regulated by the National Stock Exchange and operates in the over-the-counter market of Guatemala. Through it, we trade in public and private listed and unlisted securities in the Securities Market Registry. Currently, Valores CMI has two investment funds.



GRI 2-27, 2-12, 2-14, 205-1, FS1
SASB FN-IB-410a.3, FN-CB-510a.2, FN-IN-450a.2

COFINSA Corporate Governance

To comply with the legislation, COFINSA has several corporate governance entities and committees that oversee different aspects:

- Audit Committee
- Risk Committee
- Credit Committee, and others

The full report is available at COFINSA's website:
www.cofinsa.com.gt

COFINSA Risk Management


COFINSA's Integral Risk Management is based on the Basel Committee on Banking Supervision, the COSO Report, and the Enterprise Risk Management (ERM) methodology.

The goal of COFINSA's Risk Management Unit is to support the Risk Management Committee to properly implement the integrated risk management methodology. This means identifying, measuring, monitoring, controlling, preventing, and mitigating the credit, liquidity, market, operational, and country risks, and other risks inherent to the business. It also evaluates the total risk exposure.

Money Laundering Prevention at COFINSA

A comprehensive program that guarantees knowing our clients and their proper monitoring has been implemented, to prevent money laundering and financing of terrorism.

Training plans have also been developed for associates to detect any red flags.



Our Sustainable Operation Targets



Our Sustainable Operation Goals



Our sustainable operation goals seek to achieve two main objectives:

- 1** Reduce any negative impact that might arise from our operations, and
- 2** Generate shared value for our various stakeholders.

In line with these objectives, we have established targets in areas such as our carbon footprint, water, waste, conservation and regeneration, occupational health and industrial safety, diversity and inclusion, shared value, and Environmental, Social and Governance (ESG) criteria in our investments. Some of these targets are quantitative and others qualitative. We are faced with the challenge of consolidating baselines, standardizing criteria, and contextualizing the quantitative targets based on MW generation, the built area, and other relevant parameters.

Next, we present these targets and our progress and results for 2022.

GRI 2-24, 203-1, 302-1, 303-2, 304-1, 306-2, 305-1, 305-2, 403-1
SASB IF-EU-110a.3, IF-RE-130a.5, FN-IB-410a.3, FN-IN-410a.2, FN-CB-410a.2

Our Sustainable Operation Targets toward 2030



Reduce our emissions
in 30%



Reduce water use in
20%



Limit waste sent to the
landfills to 28%



Maintain 0 fatalities in
our operations



Develop conservation
and regeneration
projects



Execute shared value
programs and promote
diversity and inclusion



Assess 100% of our
investments using ESG
criteria

These targets are global for all CMI Capital, but we have the objective of fine tuning them for each business unit and relativize them according to the MW generated, the square meters built, and other relevant parameters.



GRI 2-24 SASB IF-EU-110a.3

Target 1: Reduce our carbon footprint

Through our renewable energy plants, CMI Capital prevents about 1,700,000 tons of CO2 emissions a year. However, we want to go a step further and reduce the carbon footprint of our own operations, especially in our real estate development unit.



CARBON FOOTPRINT IN 2021*

CMI Capital:
7,065.49 t CO2e

* In 2022, we measured the 2021 footprint.

2030 GOAL

Reduce our
emissions 30%

In 2023, we will calculate the target per business unit and some of our companies such as Investment Energy Resources Limited (IERL). Moreover, we are in the process of relativizing the target according to the MW generated, the square meters built and other relevant criteria.



In 2022 we took a detailed measurement of the greenhouse gas emissions in all our projects for the year 2021 according to ISO 14064:2006 and the Greenhouse Gas (GHG) Protocol.



GRI 305-1, 305-2 SASB IF-EU-110a.1, IF-EU-110a.3

CMI Energy Carbon Footprint



This measurements covered Scopes 1, 2, and 3. Regarding the Energy Unit, we quantified the greenhouse gas emissions for 2021 (not including office buildings) as follows:

In 2023, we will measure the 2022 footprint and fine tune our reduction targets.



Project / Country	Scope 1*	Scope 2*	Scope 3*	Total*
Renace and Santa Teresa, Guatemala	660.61	180.91	34.87	876.39
Cerro de Hula, Honduras	152.98	83.83	43.67	280.48
Choluteca, Honduras	54.48	122.21	17.47	194.16
Eolo, Nicaragua	147.23	72.36	25.13	244.72
Wind Plants, Costa Rica	295.51	6	71.04	372.55
Mata de Palma, Dominican Republic	16.6	37	6.82	60.42
Total	1327.41	502.31	199	2028.72



* † CO2e

GRI 305-1, 305-2

Carbon Footprint of the Real Estate Unit

In 2021, the Real Estate Development Unit, which includes the Pradera Shopping Centers, generated a total carbon footprint of 4,901.38 tons of CO2 equivalent (CO2e).

This figure includes the emissions from the consumption of electric energy, refrigerants, fuel and other factors related to our operations.



Shopping Center	Scope 1*	Scope 2*	Scope 3*	Scope*
Galerías La Pradera	260	260	0.14	263.52
Pradera Vistares	948.91	948.91	9.1	963.85
Pradera Concepción	461.89	461.89	38.25	522.38
Pradera Escuintla	536.53	536.53	21.74	563.48
Pradera Huehuetenango	97.05	97.05	6.02	126.84
Pradera Xela	240.15	240.15	8.08	340.94
Pradera Chimaltenango	254.87	254.87	80.04	342.37
Pradera Puerto Barrios	364.64	364.64	5.7	407.47
Pradera Zacapa	435.18	435.18	0.17	451.62
Pradera Chiquimula	601.6	601.6	40.76	662.97
Pradera Express Villa Nueva	31.46	31.46	1.65	39.22
Pradera Express Palín	110.62	110.62	5.41	123.37
Pradera Express Santa Lucía	81.75	81.75	5.01	93.36
Total	4,424.65	4,424.65	222.07	4,901.39

GRI 305-1, 305-2, 305-3 SASB

Carbon Footprint of our Administrative Offices

The carbon footprint of CMI Capital’s administrative offices, including the Finance Unit, was 135.39 tons of CO2 equivalent (CO2e).



Overall, considering all CMI Capital’s business units, our carbon footprint was 7,065.49 tons of CO2e.



Total CMI Capital Carbon Footprint

Unit	Scope 1*	Scope 2*	Scope 3*	Total*
Energy	1,327.41	502.31	199	2,028.72
Real Estate	254.67	4,424.65	222.06	4,901.38
Offices (Including the Finance Unit)	0.41	89.6	45.38	135.39
Total	1,582.49	5,016.56	466.44	7,065.49

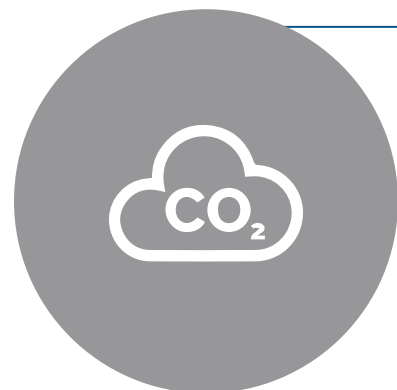


SASB IF-EU-110a.3

CO2 tons Prevented

Although we generate a carbon footprint, especially in our real estate operation, our energy operation contributes to preventing about 1.7 million tons of Co2 emissions a year.

With this information and other activities that we are currently promoting, we aspire to be certified Carbon Neutral.



	2022	2021	2020
TCO2 tons prevented by the renewable energy plants	1,769,836.74 t CO2	1,683,284 t CO2	1,578,480 t CO2
TCO2 tons prevented by the distributed energy projects	4,640.26 t CO2	1,833 t CO2	Sin data
Total	1,774,477 t CO2	1,685,117 t CO2	1,578,480 t CO2



GRI 303-1, 303-3 SASB IF-EU-140a.1.,IF-EU-140a.3, IF-RE-140a.1, IF-RE-140a.4

Target 2: Reduce water use

According to the Water Resource Institute, none of our operations is in a high-water risk area.

The water we consume is mostly used in our shopping centers, construction projects, and project restrooms. We currently estimate our water usage in cubic meters (m³), and we are working on consolidating the information, refining the baseline, and standardizing the measuring criteria.

The Energy Unit basically uses water in the offices and restrooms. The shopping centers use water in their restrooms and food courts, while the construction projects use water for the building process.

Estimated Water Consumption (m ³)	
Energy Unit	24,097.14
Construction Projects	2,104.00
Shopping Centers	4,420,920.00
Total	4,447,121.14

Water Quality GRI 303-2, 303-4

All our operations have treatment plants for wastewater discharged which comply with the relevant regulations. None of our operations consumes water for industrial processes, so the discharged water comes from restrooms and kitchens. Furthermore, our energy projects reuse wastewater.



GRI 302-1, 302-2 SASB IF-EU-110a.1, IF-EU-110a.3

Energy Usage

The renewable energy plants only use energy from external sources for the offices.

At the Energy Unit, external energy usage may vary depending on the generation of energy. If more energy is generated, the least energy from external sources is used. The Real Estate Unit uses energy for the construction projects

and the shopping centers. We are improving our data gathering to better report all energy used at CMI Capital. Exact fuel usage data are not yet available.

	Estimated Energy Usage (kWh)
Energy Unit	3,197,133
Construction Projects	85,556
Shopping Centers	62,244,654.65*
Total	65,527,343.65

	Estimated Fuel Usage (GJ)
Energy Unit	13,146.7
Construction Projects	237.83
Shopping Centers	67,410.86
Total	80,795.39

*Sixty percent of our shopping center network uses renewable energy through ION.

Solar Panels at the Pradera Shopping Centers

With the support of the Energy Unit, the Pradera Shopping Centers installed solar panels to generate electric energy. Some shopping centers are IREC certified.



Target 3: Limit waste sent to landfills

Most of our waste comes from the shopping centers. However, other waste is also generated by our various business units. Some of this waste is recyclable. Our objective is to improve our waste management efficiency to reduce the amount of waste sent to landfills.

GRI 306-2, 306-4

Waste Management Plans

In 2022, we measured and sorted our shopping center waste. We are currently preparing the corresponding management plans.



In average, the Energy Unit recycles 29% of its waste and composts 7%. The Real Estate Development Unit recycles about 15% of its waste. At CMI Capital headquarters (including the Finance Unit), we recycled close to 2000 K of paper and cardboard in 2022. We are working to strengthen our waste management.

About 98% of the waste sent to the landfill comes from the construction processes and the shopping centers.

The paper recycling process at the headquarters is done with the support of Red Ecológica, S.A.



Target 4: Keep zero fatalities in our operations

For CMI Occupational Health and Industrial Safety (OHIS) is of the outmost importance because we care for the wellbeing of the people who are part of our operations.

We are constantly striving to strengthen our occupational health and industrial safety measures. Although we have made significant progress, we are still facing some challenges. However, this encourages us to continue improving.

2030 target

Keep 0 fatalities in our operations.

GRI 403-1, 403-2, 403-3, 403-5, 403-6, 403-7, 403-9, 403-10, CRE6

We want people to come to work happy and go back home happy

Occupational Health and Industrial Safety (OHIS) is a fundamental pillar of our operations. Aligned with our Code of Ethics, we strive to create an environment where “people come to work happy and go back home happy,” which means having a safe and healthy place to work.

In our operations we use preventive and reactive indicators. Some of the preventive activities we do are the following:

- Training in ergonomics
- Talks on HIV-AIDS prevention
- Education in healthy lifestyles
- Hearing conservation measures
- Talks on breast cancer prevention
- Inspections
- Internal audits
- Training program in OHIS matters
- Internal communication program on OHIS matters



All our organizations provide medical care. In 2022, 870 doctor appointments, 830 lab tests, 671 nutritional assessments, and 672 medical checkups were made.

We also developed work protocols for high-risk situations and the Pradera Shopping Centers were trained in OHIS. Furthermore, actions plans were prepared to eliminate, reduce, or mitigate risks.



GRI 403-2

Health Care

Complementary activities contribute to ensure our associates' integral health and wellbeing.

In addition to the habitual doctor's appointments, the following care is provided:

- Occupational health medical checkups
- Nutritional assessments
- Lab tests
- Audiometry exams
- Health and Wellbeing Talks



GRI 403-10

COVID 19

In 2022 we continued paying attention to COVID alerts and provided medications and antigen and PCR tests.

In the year, 59% of our associates and 20 cases among family dependents and contractors were diagnosed with COVID-19. Fortunately, no fatalities occurred, which makes us feel very grateful. At the Energy Unit, 46% of our associates contracted COVID-19 during the year, while in our Real Estate Development Unit, 63% did. A total of 89% cases were recorded in the other Units.



GRI 403-6

Nutritional Assessments

As part of our preventive activities to promote health, we perform nutritional assessments and clinical lab tests to our associates to help them improve their health.

We also have the challenge of encouraging our team to improve their eating habits and exercise more. During the year, 81% of the Energy Unit associates, 79% of the Real Estate Development Unit, and 41% of the rest

of CMI Capital Units (Finance and Corporate Support) participated in this program. The nutritional assessment is available to those who want to improve their nutritional health.

The nutritional assessment results identified conditions such as obesity, overweight, and metabolic syndrome, so an action plan was developed to support our associates work on these issues and improve their health.



Supervision of Working Conditions

GRI 403-2, 403-7

As part of our safety at the workplace initiative, we periodically supervise our working conditions to ensure they are safe.

Some of the processes evaluated are the following:

- Lightning measurements
- Non-iodizing radiation monitoring
- Noise measurements
- Heat stress monitoring
- Particle measurements
- Ergonomic evaluations
- Working at heights
- Working in confined spaces

GRI 403-5, 403-7

Competence and Skill Strengthening and Preventive Measures

A key occupational health and industrial safety component is the strengthening of the team's competencies and skills through training and awareness talks.

In 2022, a total of 98 trainings were given about different topics aimed at preventing occupational illnesses and improving occupational health conditions. The objective of these actions is to secure and maintain safe and healthy working environments.

Furthermore, 30 multithreat drills were organized to activate the emergency committees and plans and identify opportunities for improvement. A total of 13,870 health and safety inspections were also carried out. Finally, an Occupational Health and Industrial Safety Forum was created at the Real Estate Development Unit.



GRI 403-6

Occupational Health and Industrial Safety Week

Every year we organize an Occupational Health and Industrial Safety week to promote the importance of prevention.

In 2022, two talks were given as part of the awareness-raising processes. The first talk was entitled “Nutritional Tips for a Healthy Lifestyle” and the second addressed the

topic of “Physical Fitness”. The goal of these talks is to raise awareness about the importance of adopting healthy habits at the workplace.



GRI 403-9 SASB IF-EU-320a.1

Continuous Improvement on Occupational Health and Industrial Safety Processes

As part of our continuous improvement processes, we monitor reactive indicators that allow us to identify and correct practices that may endanger our associates or our operations.

In 2022, the following incidents were reported:

- 8 accidents with lost time
- 15 accidents without lost time
- 1 near miss

We are reinforcing our information system to calculate the man-hours and have more precise data about incident frequency and their severity index.





GRI 403-9

Contractor Management

Our management system includes our contractors.

However, in December, an unfortunate fatality occurred in one of our wind parks. As a result, we undertook an investigation to implement immediate corrective measures and make our system more robust.

At the Real Estate Development Unit, an Unsafe Practice Identification Program was implemented to manage our contractors.

GRI 304-1, 304-2, 304-4

Target 5: Develop conservation and regeneration projects

We are committed to nature conservation and regeneration in our neighboring communities. Therefore, we carry out a variety of activities with the objective of improving our surroundings.

All our energy plants have reforestation projects. In Guatemala, we have reforested 215.44 hectares, and in the other countries where we operate, we have planted close to 200,000 trees.



Biodiversity

At our energy operations we also monitor the biodiversity in our neighboring communities. We have agreements with different organizations to enhance the protection of endangered species. For more information about these species, you may check our previous reports.



Other Environmental Indicators

Our environmental management also seeks to improve practices related to electricity and fuel consumption. We are currently strengthening our management system to get more accurate data. In 2022 we were able to standardize some measuring units, which used to vary among business units.

GRI 2-23, 2-24, 405-1, 406-1

Target 6: Execute shared value programs and promote diversity and inclusion

Our Code of Ethics and our REIR values promote equality and zero tolerance against discrimination.

Similarly, our Respect for Human Rights Corporate Policy emphasizes the importance of equality. Even though we do not discriminate, we believe it fundamental to promote diversity and inclusion to provide opportunities to

increase women’s participation. In this sense, we are developing an action plan to attract more women to join the energy sector. This roadmap will help us promote gender equality and strengthen women’s participation in our operations.

GRI 2-7

People at CMI Capital

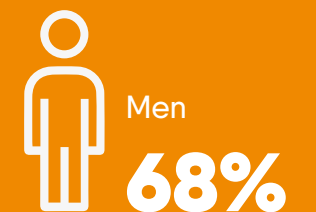
In 2022, the number of associates at CMI Capital increased from 846 to 917.



917 Associates

Gender Balance

In 2022, women’s participation increased 1%.





GRI 404-2

Leadership and Wellbeing

As part of our commitment to strengthen women's leadership, we participated once again in the Women at Work program. We also continue offering benefits, such as schedule flexibility, that somehow and as applicable contribute to gender balance.

Women Reaching their Dreams Program

GRI 404-2

In 2022, we continued the program "Women Reaching their Dreams" at CMI Energy. This year five women participated in internships that allowed them to get competencies to advance their professional careers.



GRI 404-2, 2-8

Compensation System

At CMI Capital we use the HAY Method as a benchmark for compensation and wage management. In other words, we compensate everyone in the same way according to their job positions without gender discrimination or any other sort of discrimination.

Since we revise salaries every year, there may be workers in the same position who receive a different compensation. This is due to seniority and not to gender or other kind of discrimination.

CMI compensation distribution is done according to our internal policy that guarantees job rank competitiveness,

where remuneration is based on a market comparison, seniority, and rank. The compensation of our advisers and shareholders also follows our internal policy. Currently, all our associates have a permanent position. Although we respect the right to association, there are no collective organizations.

Capital Recognition Program

During the year we launched the Capital Recognition Program to celebrate our associates in three merit categories: well-done, value generation, and operational excellence

This program allows our associates to recognize and be recognized at different times and for different initiatives in which they are engaged. In total, 2,315 recognitions were given considering that one person may be recognized several times.



GRI 404-3

Technical Competencies and Skills Model

CMI Energy uses a Technical Competencies and Skills Model that consists of an updated passport. The objective of this model is to guarantee that our personnel has the necessary and appropriate competencies and skills to do their job efficiently.

Close to our Associates

CMI Capital strives to engage in a dialogue with our associates and built trust to get close to them. CMI Energy launched the program called D'Plática (Let's Talk) to identify opportunities for improvement.

Well, Be Well Program

GRI 403-6

CMI Capital's associates also participate in a program that aims at promoting their physical, financial, emotional, social, and family wellbeing. It includes talks and trainings in occupational health and adaptations to our infrastructure for our associates to do physical exercise and enjoy some leisure time.





Our Corporate Citizenship Pillars

GRI 203-1, 413-1

The Corporate Citizenship initiatives correspond to our social investment strategy. Activities not related to this strategy are analyzed in our Donation Protocol provided that the activities are carried out within our neighboring communities.

CMI ENTREPRENEURSHIP

It promotes entrepreneurship and employment formalization.

CMI EDUCATION

It provides personal development opportunities through actions and programs that promote learning.

CMI AT YOUR SIDE

It supports initiatives that improve people's wellbeing in our neighboring communities on topics such as health, road infrastructure, and solidarity projects.

CMI ENVIRONMENT

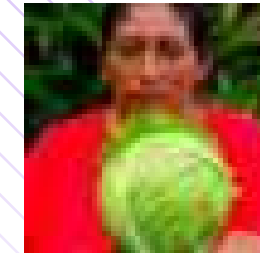
It focuses on taking care of the natural resources in our neighboring communities through initiatives that go beyond our regulatory commitments.



GRI 203-2, 413-1

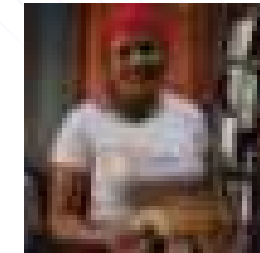
CMI Entrepreneurship

We have several programs that support entrepreneurship in our neighboring communities. Some of the initiatives promoted during this year were:



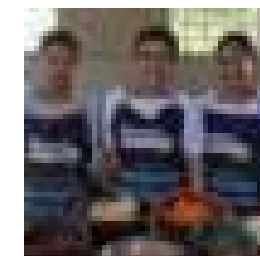
SUM WANK

The Sum Wank program is an agricultural excellence initiative to strengthen small producers' capacities. They receive inputs to increase their production. The program has benefitted families in the neighboring communities of our hydro technology by enhancing their egg and honey production, as well as other agroforestry products.



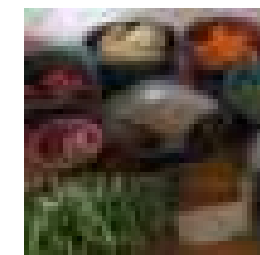
TRAINING AND SEED CAPITAL IN HONDURAS

In Santa Ana and San Buenaventura in Honduras we have a program to support young people and women to create microenterprises. Through this program, the beneficiaries gain knowledge and tools to develop their own business, including access to seed capital.



LIFE SKILLS EDUCATION INITIATIVES

Through our social management, young people's life skills are strengthened. The skills learned allow them to be self-employed or have access to a better job. The initiatives are implemented in the different countries where we have operations.



ECONOMIC ACTIVATION INITIATIVES

In all countries we manage different initiatives for economic activation that promote entrepreneurship. These activities include support to develop small businesses and access to seed capital.



GRI 413-1

Pradera Impulsa

(Driven by Pradera)

In 2022, we launched Pradera Impulsa (Driven by Pradera), the first Shared Value Program of CMI Entrepreneurship.



Its objective is to boost the small businesses that are part of the Pradera Shopping Center network.

Through Pradera Impulsa, a first cohort of 20 businesses are receiving specialized advice to improve their productivity and manage their finances. The initiative is carried out in partnership with the American organization Business Council for Peace (Bpeace), whose objective is to create more jobs.

During the program, the participating businesses receive advice from international experts on a variety of topics according to each company's needs.

Although the advice is tailored to each company, they also receive general training in common topics such as leadership, finance, and sustainability. In addition to the international experts' lectures, CMI Capital executives have also participated as facilitators.

The first cohort of Pradera Impulsa will complete the program in June 2023 with a closing activity and an analysis of its shared results.



GRI 203-2, 413-1

Todos por mi Comunidad

(Together for our Community)

The initiative Todos por Mi Comunidad (Together for our Community) is an activity organized by the Pradera Shopping Center network to address community needs.



In 2022, the initiative focused on promoting local entrepreneurship in nine Pradera malls. During the activity, local entrepreneurs had the chance of showcasing their products in a market inside the shopping center.

This year the activity was coordinated together with the Juan Bautista Gutiérrez Foundation.



GRI 203-2, 413-1

CMI Education

Through this program we support education initiatives in our neighboring communities, such as:

- Scholarships
- Improvements to school infrastructure
- Strengthening of teachers' capacities
- Implementation of technology classrooms
- School orchards
- School furniture, equipment, and supplies
- Support to school fairs



INAUGURATION OF THE NATIONAL INSTITUTE OF BASIC EDUCATION IN BANCAB, SAN PEDRO CARCHÁ, ALTA VERAPAZ GUATEMALA

As a joint effort between the Ministry of Public Education of Guatemala, the Municipality of San Pedro Carchá, Bancab community leaders, and CMI Capital, the National Institute of Basic Education was inaugurated in this community for students to be able to continue their studies.



GRI 203-2, 413-1 SASB IF-EU-240a.4

CMI at your Side




Rural electrification in Guatemala

With the support of community leaders, municipal authorities, and ENERGUATE, the Rural Electrification Program of San Pedro Carchá continued; CMI Energy participates in this program as a strategic partner.

In December 2022, families of two communities were connected to the electric grid as a result of the Public Private Partnership for the Electrification of San Pedro Carchá. In total, 245 households in the communities of Xicacao and 101 of Rubelcruz were benefitted with this initiative.

It is important to point out that in Guatemala, the law distinguishes between energy generators and distributors. In this sense, the hydropower plant RENACE cannot distribute energy; therefore, as part of its commitment with rural electrification, it establishes partnerships that allow more people to have access to electric power to contribute to their development and to reduce poverty.



CMI at your Side

GRI 203-2, 413-1

Health and Food Security

We support health and food security according to the needs of each population in our neighboring communities. In Guatemala, we have a Healthy Family Program through which we train women in topics such as health and nutrition to reduce their families' malnutrition. In the other countries, we support health campaigns and provide equipment and supplies to strengthen health care services in our neighboring communities.

Support to Health and Education Services

We support education and health services in all countries where we operate. In Costa Rica, for example, we have made donations to improve and equip health care centers. We have also contributed by delivering health and education supplies.

COVID-19 Prevention

GRI 203-2, 413-1

In 2022 we continued implementing COVID-19 preventive measures. For instance, the Social Management Area coordinated with the health authorities the delivery of health kits and other inputs to support our neighboring communities.

Other Initiatives GRI 203-2, 413-1

During the year we supported other initiatives, such as improvements to community infrastructures and roads, delivery of medical equipment, and support to cultural and sports activities. As part of CMI Multi Inversiones, we also supported the Únete (Join Us) Campaign to assist children with cancer.

GRI 203-2, 413-1

CMI Environment

We support several environmental initiatives that go beyond our regulatory commitments. In Costa Rica we collaborate with the National Conservation Area System to protect biodiversity; in Nicaragua we contribute to the maintenance and integral management of beehives and honey production. In total we have planted approximately 180,000 trees, and in Guatemala we have a Private Natural Reserve to conserve about 200 hectares.

Biological station

To promote nature's conservation, we established a biological station in our Private Natural Reserve in San Pedro Carchá, Alta Verapaz, Guatemala. The objective of this biological station is to support research and academic studies in disciplines such as biology, ecology, and agronomy.

Donation of 100 thousand trees

At the Environmental Forum held in Guatemala we donated 100 thousand trees, which were used to reforest four towns in Alta Verapaz.

GRI 2-24, 2-25

Target 7: Assess our investments using Environmental, Social, and Governance (ESG) criteria

We have the commitment of assessing all our investments using environmental, social and governance (ESG) criteria.

For this purpose, we have developed a framework to analyze our projects. The framework includes, among other criteria, considerations about the environment such as waste management and greenhouse gas

emissions, as well as social considerations such as employment and value chains, and governance topics such as social responsibility initiatives.



Due diligence

All our social investment initiatives are subjected to a due diligence process to assess environmental, social, and governance (ESG) aspects and guarantee that they are executed under optimal conditions. Similarly, we assess the risks related to each project and create action plans to manage them.

We act as agents of change

We firmly believe in our purpose and in sustainable development. So, we act as agents of change and participate in different forums and spaces that promote sustainability to generate better conditions for the planet and its people.

During the year, we participated in a series of events that allowed us to share the message of “generating impact investments that drive sustainable development” and foster conscious leadership. These events included:

- Greenpower Central America
- Sustainable Finances
- Latin America Energy Forum
- Latam Future Energy
- Sustainable Real Estate Development Forum in Guatemala
- Trade Talks
- Regional Forum of Sustainable Finances
- 21st Annual Caribbean Energy Conference
- Energy and Mining Resources
- UniveRSE 2022
- Volcano Summit
- National Forum of CentraRSE CSR
- CreaUrbe
- Council of Foreign Trade of France
- Expo Green
- Forest Summit of Guatemala
- Energy Transition in Latin America and the Caribbean



Enrique Crespo received a recognition by the Connecta Awards

Our CEO, promoter of conscious leadership, was recognized as one of the CEOs who drive the region.



We generate impact investments that drive sustainable development

CMI CAPITAL, 2022
WE ARE CMI

GRI Table of Contents

CMI Capital has presented the information in this GRI Table of Contents for the period between January 01 and December 31, 2022, using the GRI Standards as reference.

GRI 1: Foundation 2021

GRI Standard	Content	Page	Reason for Omission	Verification
Contenidos generales				
GRI 2: General Disclosures 2021	2-1 Organization details	4, 6, 7, 43, 54, 62		✓
	2-2 Entities included in the sustainability reporting	4, 43, 62		✓
	2-3 Reporting period, frequency and contact point	4		✓
	2-4 Restatements of information	N/A		✓
	2-5 External assurance	4, Appendix		✓
	2-6 Activities, value chain and other business relationships	13, 31, 43, 46, 54, 65, 66		✓
	2-7 Employees	89		✓
	2-8 Workers who are not employees	91		✓
	2-9 Governance structure and composition	10, 12		✓
	2-10 Nomination and selection of the highest governance body	10		✓
	2-11 Chair of the highest governance body	10		✓
	2-12 Role of the highest governance body in overseeing the management of impacts	10, 14, 67		✓
	2-13 Delegation of responsibility for managing impacts	10, 14		✓
	2-14 Role of the highest governance body in sustainability reporting	14, 67		✓
	2-15 Conflicts of interest	16, 18		✓



GRI Standard	Content	Page	Reason for Omission	Verification
GRI 2: General Disclosures 2021	2-16 Communication of critical concerns	16		✓
	2-17 Collective knowledge of the highest governance body			Confidentiality restrictions
	2-18 Evaluation of the performance of the highest governance body			Confidentiality restrictions
	2-19 Remuneration policies			Confidentiality restrictions
	2-20 Process to determine remuneration			Confidentiality restrictions
	2-21 Annual total compensation ratio			Confidentiality restrictions
	2-22 Statement on sustainable development strategy	5, 8		✓
	2-23 Policy commitments	10, 15, 18, 25, 32, 37, 89		✓
	2-24 Embedding policy commitments	14, 24, 25, 32, 37, 39, 49, 50, 51, 64, 69, 70, 89, 102		✓
	2-25 Processes to remediate negative impacts	16, 64, 102		✓
	2-26 Mechanisms for seeking advice and raising concerns	10, 16		✓
	2-27 Compliance with laws and regulations	16, 67		✓
	2-28 Membership associations	26, 28, 29, 52		✓
	2-29 Approach to stakeholder engagement	35		✓
	2-30 Collective bargaining agreements	89		✓

GRI Standard	Content	Page	Reason for Omission	Verification
Material Topics				
GRI 3: Material Topics 2021	3-1 Process to determine material topics	32		✓
	3-2 List of material topics	32		✓
Economic Performance				
GRI 3: Material Topics 2021	3-3 Management of material topics	17, 42		✓
GRI 201: Economic performance 2016	201-2 Financial implications and other risks and opportunities due to climate change	17, 42, 46		✓
Indirect Economic Impacts				
GRI 3: Material Topics 2021	3-3 Management of material topics	69, 94		✓
GRI 203: Indirect economic impacts 2016	203-1 Infrastructure investments and services supported	69, 94		✓
	203-2 Significant indirect economic impacts	94, 97, 98, 99, 100, 101		✓
Procurement Practices				
GRI 3: Material Topics 2021	3-3 Management of material topics	22		✓
GRI 204: Procurement Practices 2016	204-1 Proportion of spending on local suppliers	22		✓
Anticorruption				
GRI 3: Material Topics 2021	3-3 Management of material topics	10, 16, 17, 67		✓
GRI 205: Anticorruption 2016	205-1 Operations assessed for risks related to corruption	10, 16, 17, 67		✓
	205-3 Confirmed incidents of corruption and actions taken	16		✓
Energy				
GRI 3: Material Topics 2021	3-3 Management of material topics	49, 50, 69, 77		✓
GRI 302: Energy 2016	302-1 Energy consumption within the organization	49, 50, 69, 77		✓
	302-2 Energy consumption outside of the organization	77		✓

GRI Standard	Content	Page	Reason for Omission	Verification
Water and Effluents				
GRI 3: Material Topics 2021	3-3 Management of material topics	49, 50, 69,76		✓
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	76		✓
	303-2 Management of water discharge - related impacts	49, 50, 69, 76		✓
	303-3 Water withdrawal	76		✓
	303-4 Water discharge	76		✓
Biodiversity				
GRI 3: Material Topics 2021	3-3 Management of material topics	49, 50, 69, 88		✓
GRI 304: Biodiversity 2016	304-1 Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	49, 50, 69, 88		✓
	304-2 Significant impacts of activities, products and services on biodiversity	88		✓
	304-4 IUCN Red List species and national conservation list species with habitats in areas affected by operations	See previous reports, 88		✓
Emissions				
GRI 3: Material Topics 2021	3-3 Management of material topics	42, 49, 50, 69, 70, 71		✓
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	49, 50, 69, 72, 73, 74		✓
	305-2 Energy indirect (Scope 2) GHG emissions	49, 50, 69, 72, 73, 74		✓
	305-3 Other indirect (Scope 3) GHG emissions	74		✓
	305-5 Reduction of GHG emissions	42, 49		✓



GRI Standard	Content	Page	Reason for Omission	Verification
Waste				
GRI 3: Material Topics 2021	3-3 Management of material topics	49, 50, 79		✓
GRI 306: Waste 2020	306-2 Management of significant waste-related impacts	49, 50, 79		✓
	306-4 Waste diverted from disposal	79		✓
Supplier Environmental Assessment				
GRI 3: Material Topics 2021	3-3 Management of material topics	22		✓
GRI 308: Supplier Environmental Assessment 2016	308-1 New suppliers that were screened using environmental criteria	22		✓
Occupational Health and Safety				
GRI 3: Material Topics 2021	3-3 Management of material topics	49, 50, 69, 81		✓
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	49, 50, 69, 81		✓
	403-2 Hazard identification, risk assessment and incident investigation	81, 82, 83		✓
	403-3 Occupational health services	81		✓
	403-5 Worker training on occupational health and safety	81, 84		✓
	403-6 Promotion of worker health	81, 83, 85, 93		✓
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	81, 83, 84		✓
	403-8 Workers covered by an occupational health and safety management system	el 100%		✓
	403-9 Work-related injuries	81, 85, 86		✓
	403-10 Work-related ill health	81, 82		✓



GRI Standard	Content	Page	Reason for Omission	Verification
Training and Education				
GRI 3: Material Topics 2021	3-3 Management of material topics	20, 91		✓
GRI 404: Training and Education 2016	404-2 Programs for upgrading employee skills and transition assistance programs	20, 24, 90, 91		✓
	404-3 Percentage of employees receiving regular performance and career development reviews	100 % of the employees are assessed using the technical competencies model, 92		✓
Diversity and Equal Opportunities				
GRI 3: Material Topics 2021	3-3 Management of material topics	34, 89		✓
GRI 405: Diversity and Equal Opportunities 2016	405-1 Diversity of governance bodies and employees	89		✓
Non-discrimination				
GRI 3: Material Topics 2021	3-3 Management of material topics	34, 89		✓
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	No cases were reported in this period, 73, 89		✓
Freedom of Association and Collective Bargaining				
GRI 3: Material Topics 2021	3-3 Management of material topics	34, 89		✓
GRI 407: Freedom of Association and Collective Bargaining 2016	407-1 Operations and suppliers in which the right of freedom of association and collective bargaining may be at risk	No cases were reported in this period		✓
Child Labor				
GRI 3: Material Topics 2021	3-3 Management of material topics	34, 89		✓
GRI 408: Child Labor 2016	408-1 Operations and suppliers at significant risk for incidents of child labor	No cases were reported in this period		✓
Forced or Compulsory Labor				
GRI 3: Material Topics 2021	3-3 Management of material topics	34, 89		✓
GRI 409: Forced or Compulsory Labor 2016	409-1 Operations and suppliers at risk of significant incidents of forced or compulsory labor	No cases were reported in this period		✓

GRI Standard	Content	Page	Reason for Omission	Verification
Local Communities				
GRI 3: Material Topics 2021	3-3 Management of material topics	94		✓
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments and development program	94, 95, 96, 97, 98, 99, 100, 101		✓
Supplier Social Assessment				
GRI 3: Material Topics 2021	3-3 Management of material topics	22		✓
GRI 414: Supplier Social Assessment 2016	414-1 New suppliers that were screened using social criteria	22		✓
GRI Electric Utilities Sector Supplement				
General Disclosures	EU1 Installed capacity broken down by primary energy sources and by regulatory regime	44, 45		✓
General Disclosures	EU2 Net energy output broken down by primary energy source and by regulator regime	45		✓
Availability and reliability	EU6 Availability and reliability	46		✓
Research and Development	EU8 Research and development activities and expenditure aimed at providing reliable electricity and promoting	46, 8		✓
GRI Construction and Real Estate Sector Supplement				
Occupational Health and Safety	CRE6 Percentage of the organization operating in verified compliance with an internationally recognized health and safety management system	81		✓
GRI Financial Services Sector Supplement				
Product Portfolio	FS1 Policies with specific environmental and social components applied to business lines	13, 67		✓

SASB Table of Contents

UTILITIES AND ELECTRICITY GENERATORS, REAL ESTATE,
INVESTMENT BANKING AND BROKERAGE, INSURANCE, COMMERCIAL BANKING

Topic	Code	Accounting Metric	Page	Verification	GRI Reference
Greenhouse Gas Emissions & Energy Resource Planning	IF-EU-110a.1	(1) Gross global Scope 1 emissions, (2) percentage covered under emissions-limiting regulations and (3) percentage covered under emissions-reporting regulations	72, 77	✓	305-1
	IF-EU-110a.3	Analysis of long-term and short-term strategy or plan to manage Scope 1 emissions, emissions reduction targets, and an analysis of performance against those targets	69, 70, 72, 75, 77	✓	201-2, 305-1, 305-5
Water Management	IF-EU-140a.1	(1) Total water withdrawn, (2) total water consumed, percentage of each in regions with high or extremely high baseline water stress	76	✓	303-3, 303-5
	IF-EU-140a.2	Number of incidents of non-compliance associated with water quantity and/or quality permits, standards and regulations	1) 0	✓	
	IF-EU-140a.3	Description of water management risks and discussion of strategies and practices to mitigate those risks	76	✓	303-1
Energy Affordability	IF-EU-240a.1	Average retail electric rate for (1) residential, (2) commercial and (3) industrial customers	The core business is power generation	N/A	
	IF-EU-240a.4	Analysis of impact of external factors on customer affordability of electricity, including the economic conditions of the service territory	42, 99	✓	EU27
Workforce Health and Safety	IF-EU-320a.1	Total recordable incident rate (TRIR), (2) fatality rate and (3) near miss frequency rate (NMFR)	77, 86	✓	403-9
Activity Metrics	IF-EU-000.D	Total electricity generated and percentage in regulated markets	43	✓	EU2

Topic	Code	Accounting Metric	Page	Verification	GRI Reference
Real Estate					
Activity metrics	IF-RE-000.A	Number of assets, by property subsector	54	✓	2-6
Climate change adaptation	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	17; it is currently being prepared	✓	2-12, 201-2
Energy management	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	51, 69	✓	2-12, 302
Water management	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	76	✓	303-1 al 303-5
Water management	IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	76	✓	303-3
Investment Banking and Brokerage					
Incorporation of environmental, social and corporate governance in investment banking and brokerage activities	FN-IB-410a.3	Description of approach to incorporation of environmental, social, and governance (ESG) factors in investment banking and brokerage activities	64, 67, 69	✓	2-12, 201-2
Business ethics	FN-IB-510a.2	Description of whistleblower policies and procedures	16, 18, 67	✓	2-6, 205
Insurance					
Incorporation of environmental, social, and corporate governance in investment management	FN-IN-410a.2	Description of approach to incorporation of environmental, social and governance (ESG) factors in investment management processes and strategies	64, 67	✓	2-12, 201-2
Environmental risk exposure	FN-IN-450a-3	Description of approach to incorporation of environmental risks into (1) the underwriting process for individual contracts and (2) the management of firm-level risks and capital adequacy	67	✓	2-12, 201-2
Commercial Banking					
Incorporation of environmental, social, and governance factors in credit analysis	FN-CB-410a.2	Description of approach to incorporation of environmental, social, and governance (ESG) factors in credit analysis	64, 67	✓	
Business ethics	FN-CB-510a.2	Description of whistleblower policies and procedures	67	✓	2-23, 2-24, 205



**Independent External Verification
of CMI Capital's 2022 Sustainability Report**

Ética y Estrategia Consultores S.C, an international firm expert in ESG management, strategy and transparency, has carried out the limited verification process of CMI Capital's 2022 Sustainability Report. This process is not qualified as an audit or assurance process of the data provided, but as the process by which compliance with the provisions of the GRI Standards is reviewed.

The process as well as the methodologies used for it are detailed below.

Scope of verification

The verification includes the information published in this 2022 Impact Report, with a cut-off date from January 1 to December 31, 2022. CMI Capital's internal team is the responsibility for the veracity of the data.

Verification standards and procedures

The verification process reviews the reporting methodology and adherence to it. Our work is based on the international auditing standards of ISO, specifically ISO 19011:2018 and ISO 26000:2010, in which we are certified auditors.

As well as in the methodology of use of the GRI Standards, in its Contents:

- GRI 1 Foundation 2021.
- GRI 3 Material Topics 2021.
- Particular specifications of each General Content and Performance Content reported.

To carry out the verification, the following steps were followed:

- Review of the adequacy of the structure and contents of the report based on the GRI Standards.
- Review of the application of the Reporting Principles established by the GRI Standards.
- Review of the adequacy of the structure and contents of the report taking as reference the applicable SASB standards defined in the Report.
- Review of the Materiality process described in the Report.
- Review of reported indicators and their compliance with the provisions of the GRI Standards.
- Review of background of preparation of the Report and compilation of the information to be reported.
- Choice of indicators at random, for traceability in obtaining information.

Conclusions

We highlight that this is the first report to use the GRI Standards in its new 2021 version. Regarding the revised points, we conclude:

- That they comply with the Principles for the preparation of reports established by the GRI Standards, and will seek to reinforce in future editions of this.
 - Accuracy
 - Balance
 - Clarity
 - Comparability
 - Completeness



- Sustainability context
- Timeliness
- Verifiability
- In the general review of compliance with the report of the GRI Contents reported, the verification of the level of reporting corresponds to the level declared by the company.
- It has the Materiality defined and under international standards.

Based on the scope of our verification and the reporting methodology of the GRI Standards used for the preparation of this report, we can conclude that this Sustainability Report 2022 complies with all requirements of the GRI Standards as a reference.

Karla L. Guerrero Lozoya
Director of Ética y Estrategia Consultores S.C
Monterrey, Mexico, July 10, 2023





**CMI CAPITAL
SUSTAINABILITY
REPORT 2022**

CONSOLIDATING
OUR PURPOSE