Social Risk and Opportunities

Metropolitan Warszawa

PPFE Office Piłsudski Square Propco Sp. z o.o.

June 2024

1. Scope and goal

The following document prepared for the needs of BREEAM In-Use International V6 covers the topics of social risks and opportunities (task RSL08) related to the building of Metropolitan Warszawa located in Warsaw (Piłsudski Square 1-3). The document describes the following topics:

Examples of social risks

Examples of social opportunities

Impacts to and from the community.

2. Building

The Metropolitan Warszawa Building in Warsaw, located on the northern edge of Piłsudski Square, is a landmark of contemporary architecture and urban integration, designed by the renowned British architect Lord Norman Foster in collaboration with JEMS Architekci. Completed in 2003, it stands as a symbol of modernity harmoniously embedded within the historical and ceremonial heart of the Polish capital.

This Class A office development occupies a site of profound historical significance—once home to the Saski and Brühl Palaces, both destroyed during World War II. The Metropolitan Warszawa was conceived not only as a commercial structure but as an architectural gesture that respectfully completes the urban fabric of Piłsudski Square. It mirrors the scale, rhythm, and materiality of its historic surroundings while asserting a distinctly modern identity.

The building's form is defined by a circular central courtyard, a 50-meter-wide open public space that serves as the social and spatial heart of the complex. This drum-like plaza is lined with cafés and restaurants, encouraging pedestrian flow and urban interaction. A cantilevered ring of light suspended from the first floor provides ambient illumination for evening gatherings, while a glowing halo crowns the building at night, enhancing its presence on the skyline.

Architecturally, the Metropolitan Warszawa is composed of three interconnected volumes, each rising six stories above a ground level dedicated to retail and dining. The façades are clad in glass and vertical granite fins, a design that balances transparency with solidity. This interplay allows the building to shift in appearance depending on the viewer's angle—appearing open and inviting from one perspective, and solid and monumental from another. The use of natural stone and high-performance glazing reflects both aesthetic refinement and environmental consideration.

Internally, the Metropolitan Warszawa offers over 33,000 square meters of flexible office space, designed to accommodate a variety of tenant needs. The layout promotes natural daylight penetration and offers panoramic views of the square and surrounding landmarks, including the Tomb of the Unknown Soldier. Beneath the building, a two-level underground garage provides parking for approximately 400 vehicles, ensuring functionality for modern business operations.

From a marketing standpoint, the Metropolitan Warszawa is positioned as one of Warsaw's most prestigious business addresses. Its location in the Śródmieście district, proximity to government institutions, cultural venues, and luxury hotels, as well as its architectural pedigree, make it a prime destination for international corporations and high-profile tenants. The building introduced a new standard of office design and urban integration in Poland, setting a benchmark for future developments.

In essence, the Metropolitan Warszawa is more than an office building—it is a civic landmark, a bridge between Warsaw's past and future, and a testament to the power of architecture to shape meaningful urban experiences.

3. Methodology and metrics used to assess social risks and opportunities

The purpose of this section is to define the methodology and assessment metrics used to identify, evaluate and document the social risks and opportunities associated with the Metropolitan Warszawa asset. The methodology has been developed to address the requirements of BREEAM In-Use International V6, RSL08 Social risks and opportunities, particularly the requirement to assess the impacts to and from the community and interdependent infrastructure deemed material to the asset, with particular attention to underrepresented or vulnerable groups and the enhancement of community resilience. The assessment also defines the metrics used to evaluate both social risks and social opportunities relevant and applicable to the asset.

The assessment considers social risks and opportunities as risks and opportunities related to the impacts and interdependencies between the asset, its users, the local community and the infrastructure systems on which the asset depends. The assessment covers, as applicable, social disruption, public health, poverty and income inequality, workforce training and capabilities, modern slavery and forced labor, accessibility and inclusion, community resilience, and climate-related physical risks that may create wider social impacts beyond the asset boundary. This approach is aligned with the RSL08 definition, which recognises that physical risks, including climate-related risks, may also become social risks when assessed from the perspective of the wider community.

3.1. Assessment boundary

The assessment boundary includes the Metropolitan Warszawa building, its immediate surroundings, the building users, tenants, visitors, service providers, contractors, and the local community potentially affected by the asset or by disruption to the asset's operation. The assessment also considers interdependent infrastructure assets and services required for the continued operation and accessibility of the building, including public transport, pedestrian access, road access, energy supply, water and drainage infrastructure, emergency services, telecommunications, surrounding public realm and nearby local amenities.

The assessment considers two directions of impact:

Impact from the community and interdependent infrastructure to the asset, including risks arising from public transport disruption, access constraints, local air pollution, noise, extreme weather events, energy or water supply disruption, social disruption, public health threats or other external factors that may affect building users, visitors, tenants, contractors or business continuity.

Impact from the asset to the community, including the potential influence of the building on local accessibility, employment, commercial activity, public realm quality, community relations, safety, inclusion, pressure on infrastructure, nuisance, occupant wellbeing and wider community resilience.

3.2. Stakeholder groups considered

The assessment considers the following stakeholder groups:

- building tenants and their employees;
- visitors and guests;
- property management staff;
- technical, cleaning, security and service personnel;
- suppliers and contractors;
- people with disabilities or reduced mobility;
- people without access to private transport;
- underrepresented or vulnerable groups who may be more exposed to disruption, poor accessibility, public health risks, heat stress or infrastructure failure;
- neighbouring businesses and service providers;
- local residents and users of the surrounding public realm;
- emergency services and public infrastructure operators, where relevant.

Particular attention has been given to groups that may be disproportionately affected by social risks, including people with disabilities, users dependent on public transport, workers providing building services, visitors unfamiliar with the building, and people more vulnerable to public health impacts such as heat stress, poor air quality, severe weather events or disruption to essential infrastructure.

3.3. Assessment process

The assessment was carried out through a structured review of asset-specific conditions, building operation, local context, accessibility, public transport availability, surrounding infrastructure, available local environmental and social data, existing building management procedures and the potential interaction between the asset and the wider community.

The assessment process included the following steps:

a) Identification of relevant social risk and opportunity categories applicable to the asset.
b) Identification of stakeholder groups potentially affected by each risk or opportunity.
c) Review of impacts to and from the community and interdependent infrastructure.
d) Assessment of whether the risk or opportunity is relevant and material to the asset.
e) Evaluation of likelihood and potential impact/severity.
f) Identification of existing controls, management procedures, mitigation measures or opportunity-enhancing measures.
g) Identification of whether the issue may affect underrepresented or vulnerable groups.
h) Definition of the assessment metrics used to evaluate each social risk and opportunity.
i) Documentation of the results in the social risk and opportunity matrix.
j) External disclosure of the metrics used to assess the identified social risks and opportunities.

The assessment is intended to support informed property management decisions, improve transparency, identify social value opportunities and enhance the resilience of the asset and the surrounding community.

3.4. Sources and data reviewed

The social risk and opportunity assessment for Metropolitan Warszawa was based on a review of asset-specific information, publicly available local data, relevant environmental and social context, building management procedures and professional judgement. The reviewed sources were selected to support the identification of material social risks and opportunities, including impacts to and from the community, dependencies on interdependent infrastructure, potential impacts on underrepresented or vulnerable groups and opportunities to enhance community resilience.

The following sources and data were reviewed as part of the assessment:

- asset-specific information for Metropolitan Warszawa, including the building function, location, access arrangements, surrounding public realm, tenant profile, operational context and building management responsibilities;
- information on the building's location within the central urban area of Warsaw, including proximity to public transport, pedestrian access, local services, amenities and surrounding commercial infrastructure;
- publicly available information on public transport accessibility in the immediate vicinity of the asset, including nearby bus stops, pedestrian routes and alternative access options for building users and visitors;
- local flood risk information used to confirm whether the asset is located within an identified flood risk zone;
- the Climate Change Adaptation Strategy for the City of Warsaw until 2030 with an outlook to 2050, used to identify climate-related physical risks with potential wider social consequences, including extreme weather, heavy rainfall, heat stress, rising average temperatures and increased cooling demand;
- publicly available air quality data published by the Chief Inspectorate of Environmental Protection, used to consider potential public health impacts related to PM2.5 concentrations and other local air quality issues;

- the Noise Map of the City of Warsaw and available local acoustic information, used to consider the potential impact of urban noise on occupant wellbeing, comfort and concentration;
- building management procedures and operational controls relevant to occupant wellbeing, communication with tenants, complaint handling, maintenance, emergency response, accessibility and technical management;
- information on the building's accessibility, including barrier-free access to the building, access routes, common areas and the potential impact on people with disabilities or reduced mobility;
- information on nearby amenities and services available to building users and visitors, including food services, retail, pharmacy, post office, public spaces and other local facilities;
- information on the building's operational supply chain and service providers, used to consider employment, skills development, contractor management and potential modern slavery or forced labor risks within service supply chains;
- existing occupant communication and feedback mechanisms, including the Occupant Complaint and Occupant Comfort Survey Plan, used to assess risks and opportunities related to occupant satisfaction, wellbeing, user engagement and community relations;
- professional knowledge and experience of the person preparing the assessment, including experience in ESG-related building assessments, stakeholder engagement, occupant wellbeing, accessibility, inclusion, health and safety and operational management practices for commercial real estate assets.

The above sources were reviewed to support the identification and evaluation of social risks and opportunities relevant to the asset. They were used to inform the assessment metrics, including risk and opportunity category, direction of impact, affected stakeholder groups, interdependent infrastructure, likelihood, impact/severity, materiality, existing controls, mitigation measures and social opportunity or resilience benefits.

Where quantitative data was not available or not applicable, professional judgement was applied based on the asset's location, operational characteristics, stakeholder profile, local context and existing management procedures. The assessment is therefore based on a combination of asset-specific evidence, public data, operational information and expert judgement.

3.5. **Metrics used in the assessment**

The following metrics were used to assess social risks and opportunities relevant to Metropolitan Warszawa.

Metric 1: Social risk or opportunity category

Each issue was classified into one or more of the following categories:

- public health;
- social disruption;
- community relations;
- accessibility and inclusion;
- poverty, income inequality and workforce capabilities;
- employment and skills development;
- modern slavery and forced labor;
- health, safety and wellbeing;
- climate-related physical risks with social consequences;
- community resilience;
- sustainable transport and access to services;
- local economic activity and social value.

This metric ensures that both social risks and social opportunities are addressed and that the assessment reflects the RSL08 definition of social risks and opportunities.

Metric 2: Direction of impact

Each issue was assessed according to the direction of impact:

- impact from the community or interdependent infrastructure to the asset;
- impact from the asset to the community;
- mutual or interdependent impact.

This metric ensures that the assessment considers not only how external social and infrastructure conditions may affect the building, but also how the asset may affect the wider community.

Metric 3: Affected stakeholder groups

Each issue was assessed against the stakeholder groups potentially affected by the risk or opportunity, including tenants, building users, visitors, service providers, contractors, the local community, neighbouring businesses, people with disabilities, people dependent on public transport, and other potentially vulnerable or underrepresented groups.

This metric ensures that the assessment considers the distribution of impacts across different groups and identifies whether any group may be disproportionately affected.

Metric 4: Interdependent infrastructure

Each issue was assessed in relation to infrastructure assets and services on which the asset depends or which may be affected by the asset, including:

- public transport;
- pedestrian and road access;
- energy networks;
- water and drainage infrastructure;
- emergency services;
- telecommunications;
- surrounding public realm;
- local amenities and services.

This metric ensures that infrastructure dependencies are considered in the context of social risk, business continuity and community resilience.

Metric 5: Likelihood

Likelihood was assessed using the following scale:

- Low – the issue is unlikely to occur under normal operating conditions or has limited relevance to the asset.
- Medium – the issue may occur periodically or under specific conditions and is relevant to the asset or its stakeholders.
- High – the issue is expected to occur regularly, has already been observed, or is strongly relevant to the asset, its users or the surrounding community.

Metric 6: Impact / severity

Impact or severity was assessed using the following scale:

- Low – limited impact on building users, the asset, service continuity or the local community.
- Medium – noticeable impact on comfort, accessibility, wellbeing, community relations, business continuity or local infrastructure.
- High – significant impact on health, safety, accessibility, social stability, service continuity, vulnerable groups or community resilience.

Metric 7: Materiality

Materiality was assessed using the following scale:

- Not material – the issue is not relevant to the asset or has no meaningful impact on the asset, its users or the community.
- Material – the issue is relevant to the asset and may affect building users, operations, community relations, accessibility or resilience.
- Highly material – the issue is strongly relevant to the asset and may have significant consequences for users, vulnerable groups, infrastructure dependency, business continuity or the local community.

Only risks and opportunities assessed as material or highly material are considered key social risks and opportunities for the purpose of this assessment.

Metric 8: Existing controls and mitigation measures

For each identified risk, existing controls and mitigation measures were reviewed, including building management procedures, technical systems, accessibility measures, occupant communication, complaint mechanisms, emergency procedures, maintenance processes, indoor environmental quality measures and supplier/procurement controls.

Metric 9: Social opportunity and resilience benefit

For each identified opportunity, the potential social value or resilience benefit was assessed, including improved accessibility, support for local employment, access to services, sustainable transport, improved occupant wellbeing, stronger tenant engagement, improved community relations or enhanced ability of the asset and its users to respond to disruption.

Metric 10: External disclosure status

For the purposes of BREEAM In-Use RSL08 Answer D, the assessment records whether the metrics used to assess social risks and opportunities have been externally disclosed. External disclosure may include disclosure to tenant representatives, building users' representatives, asset owner representatives, relevant stakeholders or other external parties, as appropriate. The disclosure includes the methodology, risk and opportunity categories, stakeholder groups considered, impact direction, interdependent infrastructure considered, likelihood, impact/severity, materiality and identified mitigation or opportunity measures.

3.6. **Assessment scoring matrix**

The following scoring matrix was used to determine the significance of each identified social risk or opportunity.

Likelihood	Impact / severity	Indicative significance
Low	Low	Low
Low	Medium	Low to Medium
Low	High	Medium
Medium	Low	Low to Medium
Medium	Medium	Medium
Medium	High	Medium to High
High	Low	Medium
High	Medium	Medium to High
High	High	High

Issues assessed as Medium, Medium to High or High are treated as material to the asset and should be considered by the property management team when reviewing operational controls, stakeholder communication, tenant engagement, accessibility, public health, emergency preparedness, supplier management and community resilience.

3.7. Social risk and opportunity assessment matrix

No.	Social risk / opportunity	Category	Direction of impact	Affected stakeholders	Interdependent infrastructure	Likelihood	Impact	Materiality	Existing controls / mitigation / opportunity measures
1	Extreme weather events, including strong winds and heavy rainfall, may affect safe access to the building, occupant comfort, business continuity and the safety of external areas.	Public health; climate-related social risk; health and safety	From infrastructure/environment to asset and users	Tenants, visitors, service providers, vulnerable users, local community	Road access, pedestrian access, drainage, emergency services, energy networks	Medium	Medium	Material	Ongoing facility management, maintenance of external areas, emergency procedures, technical inspections, communication with building users where required.
2	Heat stress and rising average temperatures may increase discomfort and health risks, particularly for sensitive or vulnerable users.	Public health; community resilience; climate-related social risk	From environment to asset users and community	Building users, visitors, service personnel, vulnerable groups, people with health conditions	Energy supply, HVAC systems, public realm, public transport	Medium	Medium	Material	Mechanical ventilation, cooling systems, maintenance procedures, indoor environmental quality management, user communication and monitoring of comfort-related complaints.

3	Local air pollution may affect occupant wellbeing and public health, especially during periods of increased particulate matter concentration.	Public health	From community/environment to asset users	Tenants, visitors, service providers, sensitive users	Public transport, road network, ventilation systems	Medium	Medium	Material	Mechanical ventilation, filtration and maintenance procedures, indoor air quality management, reduced need to open windows, monitoring and response to occupant feedback.
4	Urban noise may reduce acoustic comfort and affect concentration or wellbeing, particularly in office areas facing busy streets or public spaces.	Public health; wellbeing	From community/infrastructure to asset users	Tenants, employees, visitors	Road network, surrounding public realm, building façade, ventilation systems	Medium	Low to Medium	Material	Building envelope, mechanical ventilation reducing need for open windows, review of occupant comfort feedback and acoustic conditions where required.
5	Disruption to public transport or road access may affect accessibility to the building and continuity of use, particularly for users dependent on public transport.	Social disruption; accessibility; inclusion	From infrastructure to asset users	Tenants, visitors, employees, service providers, people without access to private transport	Public transport, road network, pedestrian routes	Medium	Medium	Material	Excellent central location, proximity to public transport, multiple access options, communication with building users where disruption occurs.

6	Accessibility barriers could disproportionately affect people with disabilities or reduced mobility if not properly managed.	Accessibility and inclusion; social value	From asset to users/community	People with disabilities, visitors, tenants, service providers	Building entrance, pedestrian access, lifts, public realm	Low	High	Material	Barrier-free entrance, accessible building access, property management procedures, ongoing maintenance of access routes and common areas.
7	Occupant dissatisfaction or unresolved complaints could negatively affect tenant relations, user wellbeing and community relations within the asset.	Social disruption; community relations; wellbeing	From asset management to users	Tenants, building users, service providers	Building management systems, communication channels	Medium	Medium	Material	Occupant complaint process, occupant comfort survey plan, communication with tenants, review of feedback and implementation of corrective actions where required.
8	Building operation and tenancy activity create opportunities for local employment, skills development and support for service providers.	Social opportunity; employment; skills development	From asset to community	Service providers, contractors, local workforce, tenants	Local labor market, service supply chains	High	Medium	Highly material opportunity	Ongoing building operation, service contracts, facility management roles, opportunities for training, supplier engagement and professional development.

9	The building supports local economic activity through office use, retail, catering, services and visitor flows.	Social opportunity; economic growth; community value	From asset to community	Local businesses, tenants, visitors, service providers	Local amenities, public transport, surrounding commercial infrastructure	High	Medium	Highly material opportunity	Prestigious central location, active tenant base, nearby services, retail and food service activity, contribution to local economic vibrancy.
10	The asset's proximity to public transport supports sustainable access and improves inclusion for people without access to private vehicles.	Social opportunity; accessibility; sustainable transport	From asset/location to users/community	Building users, visitors, people without access to private vehicles, service providers	Public transport, pedestrian network	High	Medium	Highly material opportunity	Central location, nearby bus stops and services, walkable access to local amenities, reduced dependency on private vehicles.
11	Modern slavery or forced labor risks are unlikely in direct building operation but may exist indirectly in supplier or contractor chains.	Modern slavery; forced labor; procurement risk	From supply chain to asset/community	Contractors, service personnel, suppliers, asset owner/manager	Service supply chains, procurement processes	Low	High	Material	Legal and regulatory framework in the EU, contractor management, procurement controls, supplier due diligence where applicable.
12	The asset may contribute to community resilience by providing a well-managed, accessible, centrally located building with established communication and operational procedures.	Social opportunity; community resilience	From asset to users/community	Tenants, visitors, service providers, local community	Energy, water, emergency services, public transport, public realm	Medium	Medium	Material opportunity	Professional property management, emergency procedures, communication channels, accessible location, surrounding amenities and building services.

3.8. Interpretation of results

Based on the methodology and metrics described above, the assessment confirms that the Metropolitan Warszawa asset is exposed to a range of social risks and opportunities that are relevant to its function, location and stakeholder profile. The most material risks relate to public health, climate-related physical hazards with social consequences, accessibility, transport dependency, occupant wellbeing, community relations and supply chain-related social issues. The most material opportunities relate to employment, local economic activity, accessibility, sustainable transport, user wellbeing and contribution to community resilience.

The assessment also confirms that several identified risks and opportunities may have different levels of impact on different stakeholder groups. In particular, people with disabilities, people without access to private vehicles, service personnel, visitors unfamiliar with the building and users more vulnerable to public health impacts may be more affected by disruption, poor accessibility, air pollution, heat stress or infrastructure failure. These groups have therefore been considered in the assessment of materiality and in the identification of existing controls and opportunity-enhancing measures.

The metrics used in this assessment provide a transparent basis for identifying, evaluating and disclosing the asset's social risks and opportunities. They also support ongoing review by the property management team and provide a framework for future updates to the assessment, particularly where changes occur in building use, tenant profile, surrounding infrastructure, public health conditions, climate exposure or stakeholder expectations.

3.9. External disclosure of the assessment metrics

The methodology and metrics used to assess the social risks and opportunities for Metropolitan Warszawa were externally disclosed to the asset owner's representative and tenant/building users' representatives. The disclosed information included the risk and opportunity categories, direction of impact, affected stakeholder groups, interdependent infrastructure considered, likelihood, impact/severity, materiality, existing controls, mitigation measures and opportunity/resilience benefits.

The disclosure was made through the distribution of this Social Risk and Opportunities Assessment report and/or a dedicated disclosure communication. The purpose of the disclosure was to ensure that relevant external stakeholders were informed not only about the identified social risks and opportunities, but also about the metrics used by the asset to assess them.

Evidence of the external disclosure is provided separately as Confirmation of external disclosure of Social Risk and Opportunity Assessment metrics.

3.10. Review and update

This assessment should be reviewed at least every five years or earlier if there are significant changes to the asset, building use, tenant profile, surrounding infrastructure, climate exposure, public health conditions, stakeholder expectations, building management procedures or legal requirements. The review should verify whether the identified social risks and opportunities remain relevant, whether the assessment metrics are still appropriate and whether any additional mitigation measures or opportunity-enhancing actions are required.

4. **Social risks**

Some social risks are related to physical hazards resulting from climate change. The following physical hazards have been identified:

4.1. Sudden risks

a) Intensification of extreme weather events, including strong winds.

The average number of storms in Warsaw is 30. Analyses indicate an increasing trend in both the frequency and intensity of storms in the city, which can cause, for example, power outages.

The Warsaw area is characterized by maximum wind speeds below 27.5 m/s (with an annual probability of 50%), which corresponds to hurricane force. The annual probability of wind speeds exceeding 30 m/s in Warsaw is up to 20%. Based on the above data, the risk associated with strong winds can be assessed as low.

However, such phenomena pose a threat to building occupants, operational continuity, and the safety of outdoor spaces. Metropolitan Warszawa, despite being located in an urbanized area, may be exposed to the local effects of extreme weather events, such as the impact of strong winds on the façade or water ingress due to heavy rainfall.

This risk should be considered in facility management and business continuity planning, in accordance with the objectives of the BREEAM In-Use RSL 08 credit.

b) Heavy rainfall

In accordance with the Climate Change Adaptation Strategy for the City of Warsaw until 2030, the period 1981–2013 was analyzed for trends in annual rainfall totals. The analysis revealed a significant increase, particularly in the southern part of Warsaw. Both the number of days with heavy rainfall (above 10 mm/m²) and the occurrence of extreme rainfall events (above 90 mm/m² in a single 24-hour period) increased. According to climate change scenarios for Warsaw, this trend is expected to continue.

c) Flood risk

The area where Metropolitan Warszawa is located is not in the flood risk zone.

4.2. Chronic risks

a) Rising Average Temperatures

According to the Climate Change Adaptation Strategy of the City of Warsaw until 2030 with an outlook to 2050, the following changes related to rising average temperatures are projected:

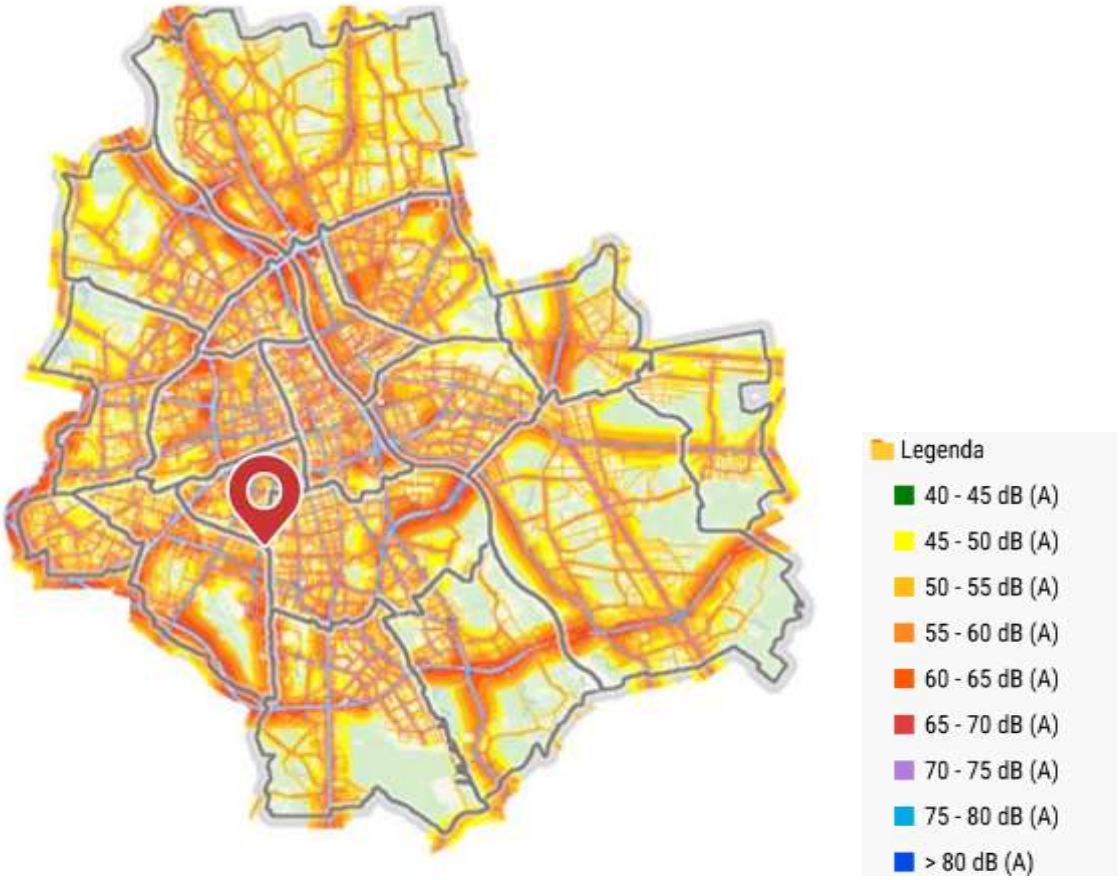
- An increase in the average annual temperature, particularly in the winter months.
- An increase in maximum temperatures in the summer months and an increase in the number of heat waves (i.e., periods lasting at least 5 days with a maximum temperature above 25°C) and tropical nights (minimum temperature above 20°C).
- A decrease in the number of frosty days, with a maximum temperature below 0°C and a minimum temperature below -10°C.
- A significant reduction in the number of periods of severe frost lasting at least 5 consecutive days per year.
- A decrease in the degree-day indices for average daily temperatures <17°C and <27°C, leading to a decrease in energy demand during the heating season and, at the same time, an increase in demand in the summer. •

- Increased number of days with average daily temperatures above 10°C, resulting in an extended growing season for some plants.
- Increased cooling demand and the potential risk of energy shortages in summer.
- Possible deterioration of air quality (photochemical smog in summer).
- Intensification of the urban heat island effect.
- Increased water demand.
- Decrease in the number of days with permanent snow cover, resulting in a shortened winter season.

b) Noise levels

According to the Noise Map of the City of Warsaw, the main source of environmental noise in the city is road traffic, locally supplemented by noise from tram, rail, industrial, and aircraft traffic.

- The noise level caused by road traffic in the vicinity of Metropolitan Warszawa is moderate, but comparable to the levels recorded in neighbouring areas.



Based on the available acoustic data, it can be concluded that the building is located in an urban area where noise levels regularly reach average limits of acceptable acoustic comfort.

Potential impacts on the building and its occupants:

- Potential acoustic discomfort during the day, especially with open windows.
- Deterioration in the quality of the indoor environment and reduced occupant concentration, particularly in office spaces with insufficient acoustic insulation.

Recommendations for reducing noise impact and meeting BREEAM In-Use criteria:

- Ensuring efficient mechanical ventilation to ensure a supply of fresh air without the need to open windows.
- Regular monitoring and, if necessary, improvement of the acoustic conditions inside the building, with particular emphasis on office spaces and meeting rooms.

c) Air pollution

Based on measurement data published by the Chief Inspectorate of Environmental Protection, it was found that the average exposure rate to PM2.5 particulate matter in Warsaw has been decreasing year by year.

Despite a significant improvement in average annual values, daily peaks in PM2.5 dust concentrations may still occur in winter, posing a health risk, especially for sensitive groups such as children, the elderly and people with respiratory diseases.

Physical risks associated with climate change can lead to other risks that impact society more broadly, including:

a) Public health:

Acute or chronic diseases, social and environmental health determinants, etc. Climate change and its consequences may lead to the emergence of new diseases. Increased intensity of extreme weather events can be dangerous for society and lead to accidents. Building Metropolitan Warszawa is located in a highly urbanized area, in close proximity to transportation and service infrastructure, which may further exacerbate the negative effects of climate change on the health of its users and the local community.

b) Social disruption:

Social instability, employee relations, relations with the local community, risk of legal disputes. Deterioration of community relations - The building may be perceived negatively, and relations with tenants and the local community may deteriorate, if it does not positively impact the development of native plant biodiversity in adjacent and adjacent areas, as recommended in the environmental report.

c) Poverty:

Income inequality, employee training and competencies. The facility does not increase the risk of poverty because it provides new jobs and is a beneficial element for the local community. Additionally, training opportunities and employee competencies are improved, which ultimately contributes to reducing the risk of poverty.

d) Modern Slavery/Forced Labor:

These risks are unlikely to occur because the facility is located in the European Union, where modern slavery and forced labor are prohibited and monitored. The facility does not increase the incidence of these types of threats to the local community.

5. **Social opportunities**

Social opportunities include:

• Job Creation - The Metropolitan Warszawa office building fosters direct employment opportunities in various sectors, including office management, administrative support, and maintenance roles. These positions can benefit a diverse demographic, from skilled professionals to entry-level workers. Additionally, the presence of businesses within the building supports related industries such as catering, retail, and facility management, further boosting local employment.

• Economic Growth - Metropolitan Warszawa attracts a range of businesses, including tech firms, service providers, and creative agencies, stimulating local economic activity. The asset supports local economic activity by accommodating office, retail, catering and service functions and by generating daily footfall in the surrounding area.

• Skills Development - Employment within the office building often includes opportunities for professional development through training programs and workshops. This equips the local workforce with valuable skills in areas such as project management, technology, and business operations, enhancing long-term career prospects for residents.

• Improved Infrastructure - The asset benefits from and supports the use of existing local infrastructure, including public transport, pedestrian access, local services and nearby amenities., including enhancements to roads, public transport, and utilities. These improvements benefit the broader community by increasing connectivity and convenience for all residents.

• Increased Commercial Opportunities - The presence of Metropolitan Warszawa attracts suppliers, clients, and other stakeholders, leading to the establishment of nearby businesses such as cafes, restaurants, and service providers, thereby creating a vibrant commercial ecosystem.

• Community Engagement - Companies operating within Metropolitan Warszawa may engage in corporate social responsibility (CSR) initiatives, such as supporting local charities, funding community projects, or participating in educational programs. These activities foster positive relationships with the surrounding community.

• Regional Competitiveness - Metropolitan Warszawa enhances Warsaw's reputation as a business-friendly location, attracting further investment and contributing to the city's development as a commercial hub.

• Sustainable Transport Options - The building supports infrastructure for alternative modes of transport, benefiting the local community, particularly underprivileged groups without access to private vehicles. This encourages the use of more sustainable transportation options, which can lead to improved air quality and reduced traffic congestion in the city.

a) Proximity to public transport also adds social value, creating opportunities for unprivileged groups:

- Bus stop "Plac Piłsudskiego 06" | 20 m away | Lines 175
- Bus stop "Plac Piłsudskiego 04" | 25 m away | Lines 128

b) The entrance to the building is accessible for people with disabilities and has no architectural barriers.

c) Amenities for users located near the building:

• Park:	300 m | 4 mins
• Bar/restaurant	120 m | 1 mins
• Pharmacy:	900 m | 13 mins
• Post Office:	In the asset
• Shop Carrefour:	240 m | 3 mins
• Church:	400 m | 5 min

d) Introduction of Occupant Complaint And Occupant Comfort Survey Plan – it covers: indoor environment quality, controls of lighting, air conditioning, equipment and common areas. Such procedure improves the quality of life at the property for all users. Additionally, it might lower the risk of legal process against technical staff and Facility Manager.

6. **Contact**

Contact details and responsibility for managing the Metropolitan Warszawa located in Warsaw, Piłsudskiego Square 1-3.

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