



URBAN VIONA
GLOBAL STAY INVESTMENT



EMAS ENVIRONMENTAL STATEMENT

Validated Environmental Statement |
Global Stay Investment

The Future of Sustainable Global
Accommodation Investment

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1. Foreword

A New Standard for Lodging Assets for a Sustainable Future

URBAN VIONA is a global stay investment platform that invests in and operates lodging assets in major travel destinations worldwide and transparently shares the resulting performance with investors. We believe that protecting the local communities and natural environments where our lodging assets are located is directly linked to the long-term preservation of asset value.

URBAN VIONA operates an environmental management system in accordance with the principles of EMAS (Eco-Management and Audit Scheme) and manages energy, water, waste, materials, emissions, and biodiversity as core management indicators. Because the lodging industry combines guest experience, guestroom heating and cooling, laundry, hygiene, food and beverage, and local mobility services, it is essential to measure and improve environmental performance systematically.

Our clear objective is to achieve climate neutrality by 2040. This includes greenhouse gas neutrality, sustainable water management, biodiversity protection, and the establishment of a circular-resource operating system. Improving environmental performance reduces unnecessary operating costs, strengthens asset competitiveness and investment stability, and ultimately contributes to long-term investor value.

Management commitment

URBAN VIONA management has approved this Environmental Statement and confirms that the environmental verification procedure has been completed. All indicators are managed according to transparent calculation criteria and internal control procedures.

CEO / global accommodation asset image placeholder

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2. Environmental Policy

As an investor and operator of global lodging assets, URBAN VIONA recognizes environmental protection and the prudent use of natural resources as core responsibilities. This policy applies to the direct and indirect environmental aspects related to headquarters, global lodging hubs, local operations teams, key service providers, and the supply chain.

Policy Principle	URBAN VIONA Implementation Standard
Environmental Protection and Pollution Prevention	We prevent air, water, and soil pollution during lodging operations and continually improve environmental performance.
Sustainable Resource Management	We use energy, water, materials, land, and biodiversity resources efficiently and implement climate-change mitigation and adaptation measures.
Compliance with Legal and Other Obligations	We identify and continuously monitor the environmental, safety, and health regulations of the countries in which we operate.
Maintaining EMAS and ISO 14001 Principles	We apply the EMAS requirements of Regulation (EC) No. 1221/2009 and environmental management principles based on ISO 14001.
Transparency and Employee Participation	We disclose reliable information to investors, customers, employees, local communities, and partners, and encourage participation in improvement activities.

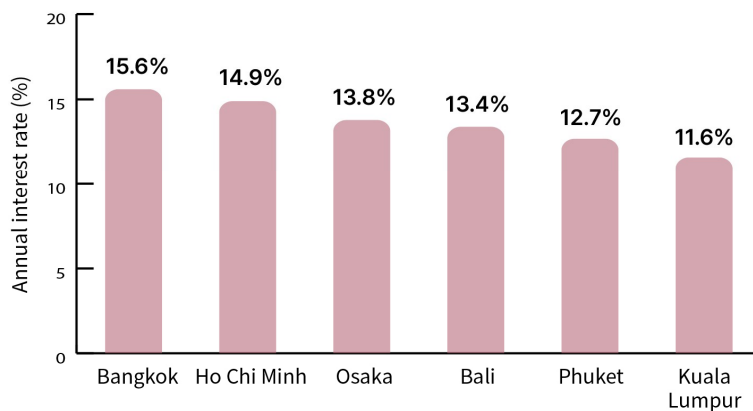
3. Company Profile and Core Investment Products

URBAN VIONA's core business is to invest in lodging facilities in world-class tourism cities and distribute operating performance to investors. In this Environmental Statement, "products" refers both to the investment products themselves and to the eco-friendly lodging spaces provided to guests.

Category	Details
Company Name	URBAN VIONA
Core Business	Global lodging asset investment, operation, rental and lodging revenue management, and investor performance sharing
Core Environmental Values	Energy efficiency, water stewardship, waste reduction, eco-friendly materials, biodiversity, and climate neutrality
Verification Status	Management approval and environmental verification completed - see Section 20 for detailed verification information

Product	Annual Interest	Monthly Interest	Term	Minimum	Maximum
Viona Bangkok	15.6%	1.30%	1 Year	\$3,750	\$225,000
Viona Ho Chi Minh	14.9%	1.24%	1.5 Years	\$7,500	\$375,000
Viona Osaka	13.8%	1.15%	5 Years	\$3,750	\$375,000
Viona Bali	13.4%	1.11%	3 Years	\$2,250	\$75,000
Viona Phuket	12.7%	1.06%	6 Months	\$750	\$75,000
Viona Kuala Lumpur	11.6%	0.97%	1 Year	\$1,500	\$225,000

Global Stay Investment Product Yield Overview



Financial Information Notice

The investment product conditions above are presented as part of the "Products and Services Overview" of this Environmental Statement based on product information provided by URBAN VIONA. This document is not an investment prospectus or a document guaranteeing returns, and actual investment terms are governed by separate contracts and disclosure materials.

4. Scope of the Environmental Management System

URBAN VIONA's EMS applies to headquarters, global lodging hubs, local operations teams, and lodging service activities over which the company exercises operational control. The scope includes both transparent data management for investor profit distribution and eco-friendly operation of lodging facilities.

Scope Category	Scope Details
Organizational Scope	Headquarters, Sustainability and EMAS Team, investment operations, asset operations, data and financial management
Operational Scope	Guestroom operations, hygiene and laundry, pools and spas, F&B, facility maintenance, guest service, digital operations, and supply chain management
Geographical Scope	Bangkok, Ho Chi Minh, Osaka, Bali, Phuket, Kuala Lumpur, and future lodging hubs incorporated under the same standards
Direct Control	Local professional operations teams, facility management, energy, water, and waste data collection, and guest service operations
Indirect Influence	External laundry, logistics, food and beverage supply, maintenance partners, guest mobility, and local partners

5. Lodging Assets and Services

Product/Service	Description	Environmental and Investment Relevance
Lodging Investment Product	A product that distributes returns to investors based on operating performance generated by lodging assets	Transparent data, asset value, and operating cost reduction
Eco-Friendly Guestrooms	Large-capacity refillable amenities, high-efficiency lighting, smart guestroom sensors, and digital guidance	Reduction of energy, materials, and waste
Common Facilities	Pools, spas, lounges, F&B, and landscaped spaces	Water use, wastewater, energy, and food waste management
Local Services	Shuttles, logistics, laundry, cleaning, maintenance, and local supply chain	Scope 3 emissions, chemicals, and local impacts

6. Global Lodging Hubs

Hub	Asset Type	Key Environmental Aspects	Management Focus
Bangkok	Urban lodging and tourism demand	Cooling electricity, guestroom turnover, and urban heat island	Smart cooling, LED lighting, and guest absence detection
Ho Chi Minh	Urban growth lodging hub	Cooling, logistics, and solar potential	Solar review and logistics optimization
Osaka	Temperate urban lodging asset	Seasonal heating and cooling variation and high-density operations	Insulation, smart heating, and high-efficiency equipment
Bali	Resort-style nature-friendly asset	Water use, biodiversity, and food waste	Rainwater and greywater, native planting, and composting
Phuket	Marine and resort-style asset	Pool and spa water use and marine ecosystem	Wastewater purification, eco-friendly detergents, and leak inspections
Kuala Lumpur	Urban and mixed-use lodging asset	Cooling, electricity, and guest mobility	BMS/EMMS and public transport guidance



7. Environmental Management System

URBAN VIONA's EMS is based on the Plan, Do, Check, Act cycle. Management approves the environmental policy and targets, while the EMAS Team oversees data, internal audits, supply chain assessment, legal compliance, and disclosure of environmental performance.

Stage	Key Activities	Supporting Documents
Plan	Identification of environmental aspects, legal requirements, target setting, and resource allocation	Annual environmental plan, legal matrix, and target table
Do	Management of energy, water, waste, and materials, employee training, and application of supply chain standards	Operating procedures, training records, and partner standards
Check	Measurement, internal audit, performance analysis, and legal compliance evaluation	EMMS/PMS data and internal audit reports
Act	Management review, corrective actions, reflection in investment plans, and public reporting	Management review minutes, improvement plans, and Environmental Statement

Data Reliability Principle

Guestroom reservations, sold room nights, guest count, area, and energy, water, and waste usage are managed through cross-checks using PMS, EMMS, meters, outsourced treatment evidence, purchasing systems, and financial systems.



8. Key Environmental Aspects

As a result of the initial environmental review, heating and cooling energy, water use, laundry and hygiene, guestroom consumables, food waste, and emissions from the external supply chain were identified as key environmental aspects due to the nature of the lodging business. The assessment is conducted according to two criteria: the magnitude of environmental impact and URBAN VIONA's level of influence.

No.	Environmental Aspect	Key Impact	Management Direction
1	Electricity and Cooling	Greenhouse gas emissions, peak electricity demand, and increased operating costs	Smart sensors, cooling standards, LED, and EMMS
2	Water and Wastewater	Water resource use, local water stress, and water quality impact	Water-saving fixtures, leak inspections, and on-site purification
3	Amenities and Materials	Plastic waste and material use	Large-capacity refillables and reusable containers
4	Laundry and Linen	Water, energy, and detergent use	Linen reuse campaign and eco-friendly detergents
5	F&B and Food Waste	Food waste and supply chain emissions	Demand forecasting, composting, and local sourcing
6	Vehicles and Logistics	Fuel emissions, noise, and local air quality	Electric and low-emission vehicles and route optimization
7	Biodiversity	Water use and habitat impact	Native planting and chemical minimization
8	Supply Chain	Scope 3 emissions, packaging materials, and waste	Supplier environmental assessment and green purchasing

Materiality Matrix

	Low Influence	Medium Influence	High Influence
High Environmental Impact	Guest Mobility	Laundry and F&B	Electricity and Cooling Water and Wastewater Waste and GHG
Medium Environmental Impact	Local Noise	Materials and Packaging	Smart Operations Emergency Response
Low Environmental Impact	Office Supplies	Employee Business Travel	Digital Documentation

9. Environmental Performance Methodology and Core Indicators

URBAN VIONA defines and tracks environmental performance core indicators on an annual basis. Core indicators are calculated by dividing operational input and output values by reference values suitable for the lodging industry.

Core Indicator Formula

Core Indicator = Input or Output_n / Reference Value

Reference values: total managed area (m²), available room nights, sold room nights, number of guests, and operating days

Area	Input/Output	Reference Value	Core Indicator
Energy	Total energy consumption (MWh), electricity (kWh), and fuel (L)	Managed area, sold room nights, and number of guests	kWh/m ² , kWh/room night
Materials	Amenities, linen, packaging materials, detergents, and food and beverage purchases	Number of guests and sold room nights	kg/guest, kg/room night
Water	Water consumption (m ³) and reused water (m ³)	Number of guests and sold room nights	L/guest-night
Waste	Total waste (t), recycled and composted amount (t), and hazardous waste (kg)	Number of guests and sold room nights	kg/guest, recycling rate
Land and Biodiversity	Total area, green space, rooftop and wall greening, and native planting area	Total managed area	Green space ratio and nature-friendly area
Emissions	Scope 1, 2, and 3 greenhouse gases (tCO ₂ e)	Sold room nights, number of guests, and managed area	kgCO ₂ e/room night

Where detailed asset-level figures that are commercially sensitive are difficult to disclose, URBAN VIONA discloses them using an indexed method with 2026 as the base value of 100, in accordance with the principles of EMAS Annex IV. This method is based on internal verification of actual input and output data and clearly shows year-on-year improvement trends.



10. Energy Efficiency and Management

Energy use is the largest operational factor for global lodging assets. In tropical regions such as Bangkok, Bali, and Phuket, cooling loads are high, while in temperate regions such as Osaka, seasonal heating and cooling variations are important.

Management Measure	Details	Expected Effect
Smart Guestroom Control	IoT sensors automatically switch to energy-saving mode when guests are away	Electricity savings while maintaining guest comfort
High-Efficiency Lighting	Conversion of guestrooms, common areas, and parking areas to LED lighting and optimization of illumination levels	Reduction of base electricity demand
Building Insulation and Equipment	Insulation, windows, and high-efficiency heating systems for temperate assets	Reduction of heating load
Renewable Energy	Review and introduction of rooftop solar and PPAs in high-solar-radiation regions	Reduction of Scope 2 emissions
EMMS	Headquarters and local teams monitor electricity, hot water, cooling, and fuel-use data in real time	Data-based improvement

Energy management / rooftop solar image
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11. Emissions and Climate Protection

URBAN VIONA recognizes carbon footprint reduction as both a responsibility to the global environment and a strategy to enhance long-term asset value. Greenhouse gas management is divided into direct emissions, indirect emissions from purchased energy, and value-chain emissions.

Category	Main Emission Sources	Management Approach
Scope 1 Direct Emissions	On-site shuttles, logistics vehicles, emergency generators, and on-site fuel use	Transition to electric or hydrogen-based vehicles, recording of fuel use, and management of emergency generator testing
Scope 2 Indirect Emissions	Purchased electricity for guestroom heating and cooling, lighting, hot water, and common facility operation	High-efficiency equipment, renewable electricity PPAs, self-generated solar power, and management of electricity emission factors
Scope 3 Value Chain	External laundry, F&B transport, employee business travel, guest mobility, and supply chain materials	Supplier environmental assessment, low-emission logistics, local sourcing, and travel standards

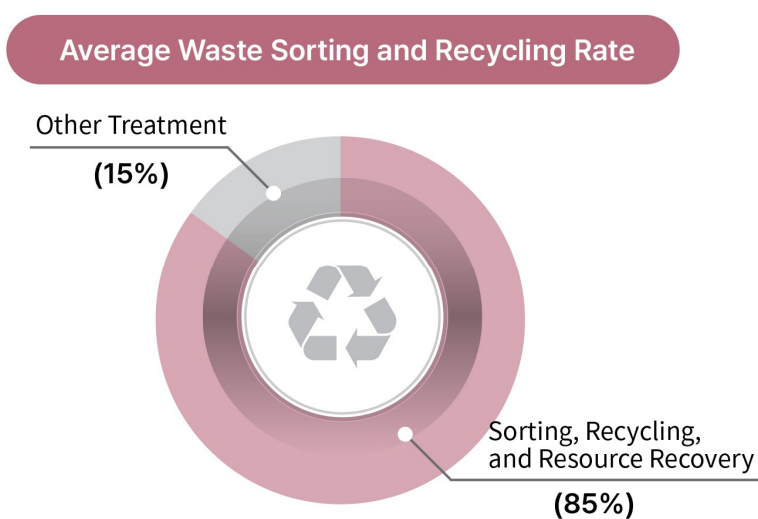
Climate-neutral mission

URBAN VIONA aims to achieve climate neutrality by 2040. In 2026, it will finalize its Scope 1 and 2 inventories and progressively expand the calculation scope for key Scope 3 categories.

12. Materials and Waste Reduction

The lodging industry uses a wide range of consumables, including amenities, laundry, cleaning supplies, food and beverage items, and packaging materials. URBAN VIONA applies the principles of Reduce, Reuse, and Recycle to reduce single-use items and unnecessary waste.

Management Area	Implementation Details	Performance/Standard
Elimination of Single-Use Plastics	Small single-use amenities such as shampoo and body wash are replaced with large-capacity refillable dispensers	100% application rate
Drinking Water Provision	Use of reusable glass bottles or eco-friendly paper cartons	Reduction of plastic bottles
Linen and Towels	Use of eco-certified detergents and upcycling of end-of-life linen	Reduction of water, chemicals, and waste
Food and Beverage Waste	Demand forecasting, on-site composting, and use as landscape fertilizer	Reduction of landfill and incineration
Sorting and Recycling	Operation of item-specific sorting systems at all sites	Maintenance of an average sorting and recycling rate of at least 85%



13. Water Stewardship and Wastewater

URBAN VIONA's lodging facilities use significant amounts of water in guestroom bathrooms, pools, spas, laundry, and landscaping. Therefore, water efficiency, water recycling, and prevention of wastewater pollution are key environmental aspects.

Management Measure	Operating Standard	Environmental Performance
Efficient Consumption	Installation of high-efficiency water-saving fixtures on showers, faucets, and toilets	Reduction of water use without compromising guest comfort
Rainwater and Greywater Use	Rainwater storage and greywater reuse in regions with distinct wet and dry seasons, such as Bali and Phuket	Use for landscape irrigation and toilet flushing water
Leak Management	Monthly water-use trend monitoring and night-time base-flow checks	Early detection of leaks
Wastewater Pollution Prevention	Wastewater from laundry, pools, and spas is discharged after appropriate purification	Protection of local aquatic ecosystems
Eco-Friendly Detergents	Use of certified eco-friendly detergents where available	Reduction of water pollution burden

Water Flow Management

Water Supply Municipal / Rainwater	Use Guestroom / Pool / Laundry	Treatment Greywater / Purification	Reuse Irrigation / Toilet flushing	Discharge Compliant wastewater
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14. Space Use and Biodiversity

URBAN VIONA regards the expansion of nature-friendly elements in both urban lodging assets and resort-style lodging assets as a core environmental value. Green spaces, rooftop and wall greening, and native planting contribute to urban heat island mitigation, enhanced guest experience, and protection of local biodiversity.

Management Task	Implementation Standard
Green Space Register	Record trees, plantings, green space area, and maintenance history at each site
Native and Climate-Resilient Planting	Prioritize species with low water requirements and suitability for the local ecosystem
Reduction of Pesticides and Fertilizers	Minimize chemicals and apply nature-friendly maintenance
Urban Heat Island Mitigation	Expand rooftop greening, wall greening, and shaded spaces
Protection of Resort-Style Assets	Prevent wastewater and chemical leakage around marine and waterfront ecosystems



15. Environmental Accidents and Emergency Response

As lodging spaces that accommodate travelers from around the world, URBAN VIONA prepares for emergency situations that may affect the environment and human safety. Each site maintains emergency contact networks, incident reporting procedures, and fire, leak, and chemical response equipment.

Risk Situation	Main Cause	Response System
Fire	Kitchen, electrical rooms, guestrooms, and battery equipment	Fire inspections, evacuation drills, and emergency power management
Leaks and Flooding	Piping, pools, heavy rain, and typhoons	Leak detection, drainage checks, and emergency shutoff
Chemical Spills	Detergents, pool-management chemicals, and adhesives	Secure storage, SDS, absorbents, and spill kits
Fuel Leaks	Emergency generators and vehicles	Containment bunds, immediate shutoff, and outsourced remediation
Extreme Weather	Heatwaves, typhoons, heavy rain, and power outages	Operational suspension criteria, guest guidance, and recovery plans

16. Further Environmental and Social Responsibility Activities

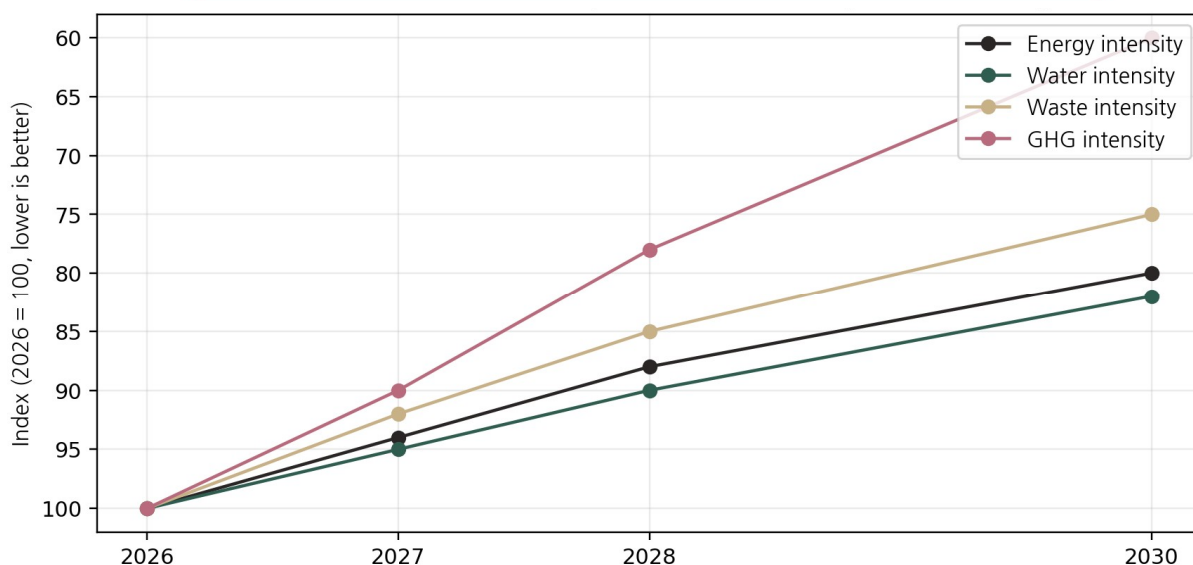
Activity	Details
Green Stay Campaign	Guide guests to participate in towel reuse, energy saving, and waste sorting through in-room tablets and apps
Digital Transformation	Reduce paper use by fully digitizing check-in, guest notices, billing, and investor notices
Employee Training	Training for global employees on environmental policy, waste sorting, emergency response, and guest service
Community Engagement	Beach cleanups, urban greening, local supplier training, and eco-friendly tourism campaigns
Supply Chain Standards	Request major local suppliers to comply with URBAN VIONA sustainability standards

17. Environmental Targets 2026-2030

URBAN VIONA has set mid- to long-term environmental targets in accordance with the EMAS principle of continual improvement. The targets are measurable and include responsible departments, schedules, and evaluation methods, and they are updated annually through management review.

Area	Primary Target	Action Plan
Energy and Emissions	Finalize Scope 1 and 2 inventories in 2026 and reduce the energy intensity index to 80 or less by 2030	100% LED, smart heating and cooling, expanded renewable electricity, and emission factor management
Materials and Waste	Reduce the waste intensity index to 75 or less by 2030 and maintain the elimination of single-use plastics	Advanced waste sorting, refillable amenities, upcycling, and composting
Water Resources	Reduce the water-use intensity index to 82 or less by 2030	High-efficiency water-saving fixtures, leak audits, and use of rainwater and greywater
Biodiversity	Establish green space and native planting registers for each site	Native planting, chemical minimization, and rooftop and wall greening
Supply Chain	Achieve 100% environmental assessment coverage of major suppliers by 2030	Certification status survey, green purchasing standards, and annual supplier reviews

2026-2030 Environmental Improvement Roadmap - Indexed Targets



Interpretation of Indexed Targets

The verified 2026 baseline value is set at 100, and lower values thereafter indicate improvement. Actual absolute values are managed in the internal EMAS data register based on PMS, EMMS, meters, and outsourced treatment evidence.

18. Internal Audit and Management Review

The core of EMAS is a system that enables an organization to monitor and improve itself. URBAN VIONA transparently documents internal audit logs, EMS operation records, environmental data verification records, and management review reports.

Item	Details
Internal Audit Scope	Headquarters EMS, global hubs, local operations teams, key environmental data, and legal compliance
Audit Frequency	At least once per year, with additional audits for high-risk sites or when significant changes occur
Audit Criteria	Environmental policy, operating procedures, laws and permits, core indicators, corrective actions, and supply chain standards
Management Review	Review of target achievement, incidents, regulatory changes, resource needs, investment priorities, and stakeholder feedback
Reflection in Investment Decisions	Integrated evaluation of environmental performance improvement, operating cost reduction, asset value enhancement, and investor dividend stability

19. Legal and Other Binding Obligations

Legal Area	Management Details
EMAS and Environmental Reporting	Regulation (EC) No. 1221/2009 and related amendments, environmental statement publication, and verification requirements
Lodging and Tourism Permits	Hotel and lodging business operating permits, local tourism, hygiene, and building standards
Waste	Segregated storage, recycling, outsourced treatment of hazardous waste, and evidence of food waste treatment
Water and Wastewater	Municipal water use, wastewater from pools, laundry, and sanitary facilities, discharge standards, and water pollution prevention
Chemicals	Safe storage of cleaning detergents, pool-management chemicals, adhesives, and fuels, and SDS management
Fire Safety and Occupational Health and Safety	Fire inspections, evacuation drills, protective equipment, worker safety, and emergency response
Energy and Climate	Records of electricity and fuel use, emission factors, renewable energy contracts, and climate-related disclosure requirements

20. Environmental Verifier Declaration and EMAS Registration Information

The following declaration is a validated declaration prepared in accordance with the structure of EMAS Annex VII. The verification body name, verifier registration number, NACE code, registration number, and signature date must be entered exactly as shown in the officially issued documents.

Validated Declaration

This Environmental Statement has been verified and validated after review of the environmental management system, internal audit, legal compliance, and reliability of environmental performance data for the organizational and site scope provided by URBAN VIONA.

Item	Details
Organization Name	URBAN VIONA
Environmental Statement	EMAS Environmental Statement
Environmental Verifier Name	[Dipl.-Biol. Lennart Schleicher]
Verifier Registration Number	[DE-V-0404]
Accreditation/Authorization Scope	[I 55 Accommodation, I 56 Food & Beverage Service Activities, N 79 Reservation Service Activities]
Verification Date	[2024-11-25]
Next Environmental Statement Due Date	[2032-12-31]

The environmental verifier has verified whether the organization or site indicated in this Environmental Statement complies with the requirements of Regulation (EC) No. 1221/2009, and the verification and validation were carried out in accordance with the requirements of that Regulation. The verification found no evidence of non-compliance with applicable environmental regulations, and the data and information in this Environmental Statement provide a reliable, credible, and true picture of the organization's activities within the indicated scope.

21. Conclusion and Sustainable Investment Vision

URBAN VIONA gives priority to environmental impacts throughout the entire lifecycle of its lodging investment products and operating services. Through the use of eco-friendly materials, waste reduction, water circulation, energy efficiency, and supply chain improvement, it aims to build a circular-resource operating system.

Going beyond defensive compliance with legal requirements, URBAN VIONA will establish a corporate culture that proactively prevents environmental impacts and continually improves across all global operating sites. By regularly measuring and disclosing accurate environmental performance, we will create the highest sustainable value together with customers, employees, local communities, and investors.

Sustainable investment vision

Transparent management of environmental performance leads to lower operating costs, reduced permitting risk, improved customer trust, and preservation of long-term asset value. URBAN VIONA regards sustainable lodging operation as a core foundation of investment performance.

22. Reference Standards and Sources

Source/Standard	Reflected Content
EMAS Regulation	Regulation (EC) No. 1221/2009 of the European Parliament and of the Council, consolidated version, including Annex IV environmental statement indicators and Annex VII verifier declaration.
Tourism SRD	Commission Decision (EU) 2016/611 establishing the EMAS Sectoral Reference Document for the tourism sector, including accommodation and food service activities.
Messe Frankfurt EMAS Environmental Statement	The table of contents, EMS scope, environmental aspects, core indicators, environmental targets, and environmental verifier declaration structure of the uploaded original EMAS Environmental Statement were used as formal reference materials.
URBAN VIONA provided materials	URBAN VIONA business description, investment product information, global hubs, environmental operating policy, website screenshot, and brand logo provided by the user.