

# FRAMEWORK TRANSPARENCY ACT REPORT

## 1 INTRODUCTION

This Transparency Act Report is prepared in accordance with the Norwegian Transparency Act and covers the parent company Mark Tomahawk AS ("**Mark Tomahawk**") and its subsidiaries mentioned in section 2.1 below (collectively referred to as the "**Group**").

The Group is committed to conduct its business with honesty and integrity, and expects everyone who is involved in the Group's activities to maintain high standards for behaviour in accordance with internationally proclaimed human rights and the Group's Supplier Code of Conduct.

It is a high priority of the Group to ensure and promote fundamental human rights and decent working conditions in its operations and business relationships. Thus, the Group regularly carries out due diligence assessments in accordance with the OECD Guidelines for multinational enterprises.

## 2 THE GROUP

### 2.1 Structure and area of operations

Mark Tomahawk is a holding company located in Oslo. Mark Tomahawk was established 1 June 2015 and is active within real estate through its subsidiaries.

Mark Tomahawk is the parent company of the following subsidiaries:

- Promenaden Property AS
  - Promenaden High Street AS
    - Geronimo Newco 2 AS
      - ANS Eiendomspart Karl Johans gate 16 B (99%)
    - Prinsegaarden AS
    - Promenaden NSG 13 AS
    - ØS 10 Eiendom AS
    - HFS Øvre Slottsgate 18/20 AS
    - Kongensgate 31 AS
    - Nedre Slottsgt 23 Næring AS
    - Slottspassagen AS
    - ANS Eiendomspart Karl Johans gate 16 B (1%)

- High Street Shopping AS
  - Steen & Strøm Drift AS
- Promenaden Egertorget AS
  - Egertorget Invest AS
    - Eger Magasin Råd AS
    - Promenaden Oslo AS
    - AS Kvadraturen Eiendom
    - Karl Johan Eiendom 23 B ANS

The Group's activities consist of development and enhancement of commercial and retail properties in Oslo. The Group owns the EGER Shopping Gallery and Steen & Strøm Department Store and 10 other properties in the city centre of Oslo.

### **3 THE GROUPS WORK WITH HUMAN RIGHTS AND DECENT WORKING CONDITIONS**

#### **3.1 Policies and guidelines**

In order to ensure fundamental human rights and decent working conditions in the Group's activities, the Group has in place a Supplier Code of Conduct which set out requirements for fundamental human rights and decent working conditions. It is expected that supplier and business partners that are involved in the Group's activities follow the requirements set out in this policy.

The Group does not have any employees, the Group's activities including the groups due diligence assessments are managed by the management company Promenaden Management AS. Promenaden Management AS has in place several guidelines and policies regarding ethics and responsible business conduct which also apply when acting on behalf of the companies in the Group. Further, Promenaden Management AS has in place a Transparency Act routine to ensure the Group's compliance with the Transparency Act.

### **4 THE GROUP'S DUE DILIGENCE ASSESSMENTS**

#### **4.1 Method**

Human rights due diligence assessments of the Group are regularly carried out in accordance with the requirements set out in the Norwegian Transparency Act. The aim of the due diligence is to identify actual and potential adverse impacts on fundamental human rights and decent working conditions that a subsidiary of the Group has either caused or contributed towards, or are directly linked to the Group's operations, products or services through the supply chain or business partners. The due diligence process includes monitoring of the Group's performance through audits conducted both in its own and in its suppliers' and business partner's businesses.

In accordance with the OECD Due Diligence Guidance for Responsible Business Conduct, the due diligence assessments in the Group are carried out by using a two-step approach. The first step entails carrying out an initial, high-level assessment of the risks to which the Group is exposed. Based on this initial risk mapping, the Group identifies which parts of the Group's operations, suppliers and/or business partners are linked to the identified risks. In the second step, the Group prioritises the most significant risks for a more detailed assessment and implements suitable measures to address the risks and adverse impacts.

The Group has adopted a routine for it's due diligence assessments and onboarding of new suppliers.

## 4.2 Risks and adverse impacts

### Real estate development:

For the business activities related to real estate development, the following risks are considered relevant:

- HSEQ related risks: Safety hazards that lead to worker accidents and injuries.
- Working conditions of the contractor's workers.
- Employment contracts and extensive use of temporary workers. It is prohibited to hire labour to carry out construction work on construction sites in Oslo, Viken and former Vestfold County. All the properties owned by the Group is situated in Oslo city centre, we therefore find the risk connected to use of hired workers to be limited.
- Building materials used in the project, and whether the extraction/production has contributed to violation of basic human rights and decent work conditions.

### Operation of real estate:

For the business activities related to operation of real estate, the following risks are considered relevant:

- Working conditions of the suppliers' staff.
- Employment contracts and extensive use of hired workers/temporary workers.

Materials/products used when operating the buildings, such as during maintenance, and whether the extraction/production has contributed to violation of basic human rights and decent work conditions.

### Marketing:

For the business activities related to marketing, the following risks are considered relevant:

- Products and materials produced/bought and/or extracted from countries outside of Europe, and if the extraction/production has contributed to violation of basic human rights and decent work conditions.

### Adverse impacts:

Non adverse impacts have been uncovered the last year. The Group is currently working on its due diligence assessments and will update this report if adverse impacts are uncovered.

## 4.3 Measures and tracking of the results

None adverse impacts have been uncovered so far.

## 4.4 General measures to avoid adverse impacts (not connected to uncovered adverse impacts)

### Agreements with suppliers:

The Group is party to several agreements with suppliers. Before entering into new agreements with suppliers, the relevant supplier will be provided with the Group's Supplier Code of Conduct and made aware that the Supplier Code of Conduct must be signed before an agreement may be entered into. Supplier Code of Conducts are signed for all supplier agreements entered into after 1 June 2023. The Group will make contact with current suppliers to have them sign the Supplier Code of Conduct. Further, the relevant group company will conduct a risk assessment (by e.g. asking relevant questions and ask for documentation if deemed necessary) of the

relevant supplier to identify substantial risks of adverse impact on fundamental human rights and decent working conditions before entering into a supply agreement. .

**Leasing agreements:**

The Group rents out space to several companies. Even though the lessee's are not part of the lessor's supply chain or considered to be business partners of the Group, the Group has implemented a new routine where requirements for ensuring human rights and decent working conditions have been included in all lease agreement entered into after 1 November 2022.

**Construction contracts:**

In the Group's Construction contracts there are included clauses for safeguarding human rights and decent working conditions, and requirements for the contractor to carry out human rights due diligence and to report on any findings from the due diligence assessments. For all contracts entered into after 1 May 2023 such clauses are included. Further all contractors have to sign a "Declaration of Seriousness", where the contractor e. g. declares that it shall respect and protect fundamental human rights and decent working conditions.

**Continuous monitoring:**

The Group will continuously monitor its operations, supply chain and business relationships, and shall communicate with relevant stakeholders to swiftly detect changes that could impact its risk assessment.

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