Environmental and Social Due Diligence (ESDD) Summary

Issuer	PT Pollux Hotels Group Tbk ("PHG")
Use of CGIF's guarantee	1) Repayment of the loan facilities for the operations of Pollux Mall Paragon and Po Hotel, Central Java ("Paragon I Property"); and 2) working capital for PT Cakrawala Sakti Kencana ("CSK"), a subsidiary of PHG, specifically for carbon emission reduction associated with Paragon I Property.
Countries of operations	Indonesia
Categorisation	Specific-purpose Corporate Bond (SCB) – B/C/C • Environment (Envi) – B • Involuntary Resettlement (IR) – C • Indigenous Peoples (IP) – C

Environmental and Social Management System (ESMS)	The Environmental and Social Due Diligence (ESDD) confirmed that PHG has established various Environmental & Social (E&S)-related policies and procedures, which include E&S policy, occupational health and safety management, risk management policy, equal opportunity, and human rights policy. However, no formal Environmental and Social Management System (ESMS) exists to systematically manage the E&S risks and impacts associated with its operations. To fully comply with CGIF's Environmental and Social Safeguards (ESS) requirements, a full ESMS was developed covering screening and categorization of new developments (including high-level land acquisition and resettlement frameworks if triggered), management of Occupational and Community Health, Safety and Environment (OCHSE), human resources including prohibition of Child and Forced Labour (CFL) in contractors and suppliers' contracts, customer/tenant relations, stakeholder engagement with grievance mechanism, Emergency Preparedness and Response (EPR), and monitoring and review. PHG will apply and ensure the consistent implementation of the ESMS, at a minimum, to the operation at the Paragon I Property.
Screening and Identification of Risks	The ESDD confirmed that PHG's operation has minimal or limited environmental risks and impacts, but these are site-specific and can readily be managed by implementing appropriate mitigation measures and management system. Hence, the deemed classification for existing operations and planned enhancements at Paragon I Property is Category B for Environment. PHG is also deemed compliant with national regulations since land titles and necessary regulatory approvals (ANDAL and RKL-RPL) at Paragon I Property have already been obtained. In addition, the existing Paragon I Property is not located within or near any legally Protected Areas (PA) or areas designated as Key Biodiversity Area (KBA). This transaction does not trigger any Involuntary Resettlement (IR) and Indigenous Peoples (IP) impacts since Paragon I Property is an existing and operational asset with no legacy issues, ongoing complaints, or

	further land acquisition to be undertaken. This supports a deemed Category C, both for IR and IP.
Institutional Capacity, Commitment and Development	PHG has established an ESMS Committee led by the appointed ESMS Manager who shall oversee the effective and consistent implementation of the ESMS. The ESMS Manager will be supported by the assigned ESMS Coordinators for Pollux Mall Paragon and Po Hotel who will ensure the ESMS implementation, including all E&S monitoring and reporting requirements to relevant regulatory agency and CGIF. As a post-issuance requirement, CGIF will provide an ESMS awareness training to PHG's relevant employees including personnel with key responsibilities in the ESMS implementation. PHG shall ensure that the ESMS General Awareness Training is cascaded to all employees as part of the on-boarding process led by the Human Resources Department (HRD).
Stakeholder Communication, Participation and Consultation	As part of the ESMS, PHG has established a corporate-level Stakeholder Engagement Plan (SEP) to be adopted by all subsidiaries including its Paragon I Property operation. It documents the identification of its key stakeholders, information to be disclosed, engagement methods, and approaches to integrating feedback into business improvements and decision-making. To complement the SEP and the Whistleblowing Policy, PHG's grievance mechanism provides an avenue for stakeholders (both internal and external) to report E&S-related issues and complaints, or any inappropriate conduct. This mechanism ensures that complaints are timely acknowledged, fairly assessed, and addressed through a systematic process including implementation of corrective actions (where necessary).
Climate Change and Paris Alignment	The existing Paragon I Property is deemed universally aligned on BB1 assessment given the use of proceeds will be allocated to finance the carbon emission reduction activities including solar panel installation and adoption of advanced technologies to improve resource efficiency. The Paragon I Property has never been flooded as confirmed during the ESDD. While Semarang is a flood-prone area, Paragon I Property is situated on an elevated land, reducing its exposure to flood risks. As such, no further climate vulnerability assessment is recommended.
Reporting Requirements	As an ongoing monitoring and reporting requirement, PHG through the ESMS Manager, and as supported by the ESMS Coordinators, will report the E&S performance to CGIF through the annual Environmental and Social Safeguards Performance Reports (ESSPR). The ESSPR reports will provide detailed updates on E&S performance, ESMS updates, E&S risk monitoring including complaints, and any incidents or non-compliance issues.