

Environmental and Social Due Diligence (ESDD) Summary

Issuer	Scommerce Investment Corporation (“Scommerce”)
Use of CGIF’s guarantee	To fund the development of a new sorting centre in Tay Ninh province, in Vietnam’s Southern Region (including land acquisition, construction, and equipment cost), (“the Project”)
Countries of operations	Vietnam
Categorisation	General Corporate Bond (GCB) - High

Environmental and social management system (ESMS)	<p>An extended corporate environmental and social management system (ESMS) has been developed, aligned with CGIF’s environmental and social safeguards (ESS), and based on Scommerce’s existing environmental and social (E&S) management practices, including health, safety, social, and environment policy. As fundamental components of the ESMS, the following elements have been developed:</p> <ul style="list-style-type: none"> (i) Construction and operational environmental and social management frameworks (CESMF & OESMF) to guide project-level implementation of E&S mitigation and management measures during the construction and operation of the new sorting centre. (ii) Stakeholder engagement and community grievance mechanisms which will be implemented to provide improved communication channels for stakeholders and to record and report internal and external complaints related to project development and operations. (iii) E&S trainings, both by CGIF and internally, will be conducted to ensure that personnel designated to implement, manage, and maintain the ESMS have the necessary knowledge and skills to effectively carry out their responsibilities.
Screening and identification of risks	<p>The environmental and social due diligence (ESDD) findings confirmed that the key potential E&S impacts during construction of the new sorting centre are typical temporary construction-related risks and impacts to both workers and local communities, and construction traffic impacts. Scommerce will be responsible for the operation and maintenance (O&M) of the new sorting centre and its auxiliary facilities, including waste storage areas and the wastewater treatment system (WWTS). The Project will comply with the industrial park’s environmental management regulations as well as national regulatory requirements for both the construction and operation phases. All potential E&S risks and impacts will be managed through a combination of compliance with local regulations and the application of good international industry practice through the ESMS implementation.</p>

	<p>Scommerce is in the process of obtaining the applicable E&S permits and approvals required for Project construction, which has not yet commenced. The required permits and approvals for the operational phase will likewise be secured prior to the start of operations, in line with the Corrective Action Plan (CAP) agreed with CGIF.</p> <p>The overall environmental risks are not deemed significant supporting a Category B rating for Environment.</p> <p>The Project is located in a pre-developed industrial park with access to existing utility infrastructure (e.g. roads, water, electricity, drainage) and no additional land acquisition or relocation activities are required. The ESDD confirmed no legacy land and involuntary resettlement (IR) issues associated with the Project land, supporting a Category C for IR.</p> <p>Given the Project’s urban location and absence of ethnic minorities within Tay Ninh province, the Project is classified as Category C for Indigenous Peoples (IP).</p>
<p>Institutional capacity, commitment and development</p>	<p>Scommerce has appointed an ESMS Manager at the corporate level to ensure that the ESMS is effectively implemented, maintained, and cascaded through the business. The ESMS Manager is supported by ESMS Coordinators responsible for ESMS implementation, monitoring and reporting.</p> <p>As a post-issuance requirement, CGIF will provide high-level ESMS awareness training to relevant Scommerce personnel, including those with designated roles and responsibilities under the ESMS. Ongoing monitoring of ESMS implementation, including cascading to operational staff, is required under the financing agreement and will be reported by Scommerce to CGIF on an annual basis.</p>
<p>Stakeholder communication, participation and consultation</p>	<p>The ESMS includes an overarching community grievance management (CGM) framework to record, track, and address any potential E&S issues, concerns, or complaints from stakeholders associated with the Project development and operations. Reporting of such E&S related grievances will be part of Scommerce annual reporting to CGIF.</p>
<p>Climate Change and Paris Alignment</p>	<p>The Project (new sorting centre building) is deemed Paris-aligned as Scommerce is adopting best energy efficiency and sustainable design features (i.e. solar rooftop considerations and process automation) into the project design and operations. While Scommerce’s associated fleet operations are outside the CGIF UOP for this transaction, Scommerce’s GHG reduction initiatives (i.e. route optimization) indicate progress toward lower-carbon logistics operations.</p> <p>The Project’s operational activities and location have low exposure to climate-related risks, such as urban flooding. The Project is situated within a developed industrial park with existing utility systems (i.e. drainage systems) minimizing climate-related physical risks.</p>

Reporting requirements	Scommerce will report E&S performance to CGIF through the annual environmental and social safeguards performance report (ESSPR). The ESSPR will provide a summary of updates on the implementation of E&S measures, progress, or closure of any corrective actions, incidents, or non-compliance issues and mitigation measures, alongside OHS performance and project progress.
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