



SUSTAINABILITY REPORT 2024



*Every great journey
begins with a first step.
Special thanks to Gino Ticchi
and the founders
of Eco Demolizioni for their
courage and foresight.*

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We are pleased to present Eco Demolizioni's 2024 Sustainability Report.

Following the publication of our first report last year, we continue on our journey with even greater determination, committed to transparency and to sharing the values that guide our company. While in 2023 this document marked our debut in sustainability reporting, it now stands as a firm reaffirmation of our commitment to transparently and responsibly communicate our efforts. 2024 was an exceptional year, marked by numerous projects and initiatives that strengthened our role as a conscious actor in the sustainability of production processes and in fostering our relationship with the local area and community. We firmly believe that the future must be built through concrete actions and an ongoing commitment towards the environment, the circular economy, and safety.

Over time, we have come to believe that true strength lies primarily in collaboration: companies, institutions, and regulatory bodies must work together to generate real and shared benefits. In a world where sustainable growth is now a non-negotiable goal, it is essential that all stakeholders move in the same direction, with a common and constructive vision. Our commitment as a company is not only an investment in the future of the company, but also a responsibility towards the country and the community. For this reason, we hope for an environment that favors the work of those who, like us, operate with integrity and respect for the environment, actively contributing to sustainable progress. Eco Demolizioni will continue to do its part, with passion and determination, confident that the path we have taken is the right one towards a more sustainable and inclusive tomorrow for all.

We wish you an enjoyable and insightful read.

Alberto Ticchi
Chairman of the Board of Directors





Key facts and figures

We are constantly evolving to meet the demands of the ongoing ecological and digital transition. Through the sustainability-driven choices that have shaped our services, we are now recognized as a key player in the circular economy.

RECOVER THE FUTURE

the philosophy that guides our activities, to recover a better future for everyone

>150

the contracts and construction sites initiated in 2024 alone, more than half of which were commissioned by public entities

>40 MILLION

revenues generated as of 31/12/2024, +24% compared to the previous year

270.000 TONS

of inert demolition waste managed in 2024, 33% of which processed directly on-site thanks to mobile plants

97%

of the demolition and excavation waste entering the facility is recovered

270

the number of next-generation vehicles, trucks and construction equipment included in Eco Demolizioni's fleet

182

people who make up Eco Demolizioni's team, including technicians, administrative staff, workers and consultants

UNI/PdR 125:2022

Certification on Gender Equality obtained in 2024, in addition to the "Bollino Rosa" in the Marche Region

>5.300

training hours provided, equal to 29 hours per person

CERTIFIED ENTERPRISE

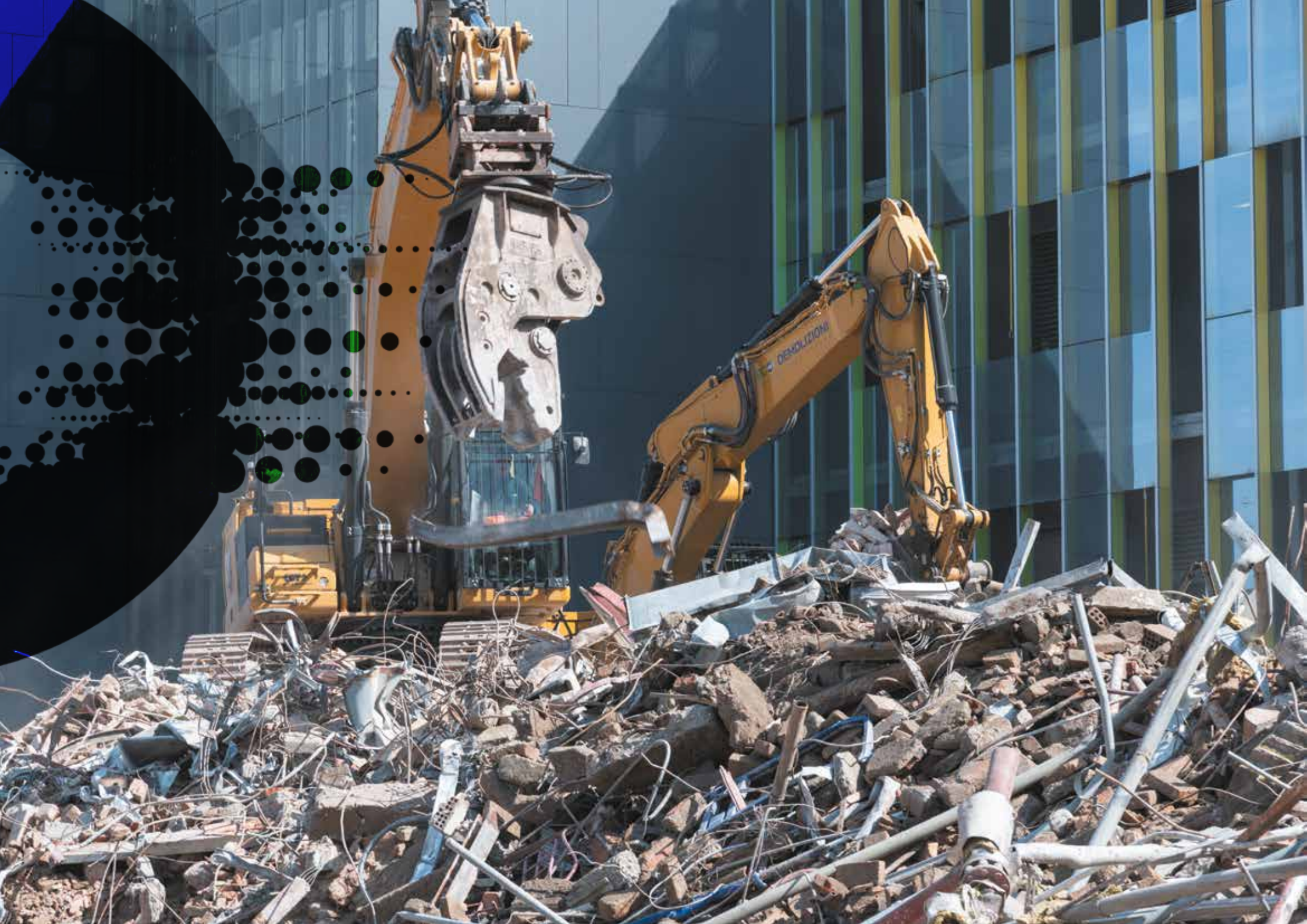
ISO 9001 since 2007, and also certified ISO 14001, 37001, 39001 and 45001

73%

the share of local suppliers of goods and services deployed across active construction sites

BENEFIT CORPORATION

with over 20 years of history and 14 sustainability targets to 2030 aligned with our common benefit goals



Eco Demolizioni: moving forward to recover the future

As a third-generation family business, we continue to uphold the values that inspired our founders. These same principles guide our team every day, with the awareness that the future can only be built on the strength of tradition.

SOLID ROOTS, EVER NEW HORIZONS

[ESRS B1 requirement]

Founded in Rimini in 2001, Eco Demolizioni Benefit Corporation is a leading company in Italy's **infrastructure sector**, known over the years for its ability to progressively integrate various areas within the industry: from large-scale demolitions to coastal replenishment, from earthmoving to quarry management, including roadworks, environmental remediation, land reclamation, and related services. This integrated model, refined over the years, is built on the use of innovative technologies that prioritize environmental protection.

The Company has its origins in TGS S.r.l., founded in 1980 by four partners: Ticchi, Sarti, Salvatori and Galli. Initially operating in the demolition sector and the transport of crushed materials, during the construction boom the company - guided by the entrepreneurial vision of its founders - began diversifying its operations early on, expanding into coastal replenishment for nearby municipalities and street cleaning services.

Business growth and the increasing complexity of commissioned projects progressively led to an expansion of its equipment fleet and a significant increase in the workforce. Demonstrating a strong innovative capacity, in 1997 TGS became the first company in Emilia-Romagna to use a mobile crushing plant, directly deployed on-site.

Rooted in its family-owned tradition,

Eco Demolizioni has always been oriented **toward long-term growth**. Thanks to the leadership of the founding partners, the Company quickly consolidated its operations in demolition, earthmoving, and excavation, while progressively expanding its know-how through the integration of synergistic activities.

Eco Demolizioni primarily operates within the national territory and is active in both the public and private sectors. Its key clients include public entities, publicly owned companies, regional and provincial authorities, municipalities, trade fair organizations, land reclamation consortia, and both Italian and international private clients. With its main operational headquarters in Rimini - also home to one of its waste recovery facilities - Eco Demolizioni's presence extends across the country through quarries, plants, storage sites, logistics support units, and operational branches located in Cervia (Ravenna), Urbania (Pesaro and Urbino), Senigallia and Jesi (Ancona), Spoleto (Perugia), Tuscania (Viterbo), Sogliano (Forlì-Cesena), and Santarcangelo di Romagna (Rimini).

Eco Demolizioni Benefit Corporation

On January 18, 2024, Eco Demolizioni became a Benefit Corporation, following the unanimous approval by the Extraordinary Shareholders' Meeting of the amendment to its Articles of Association. The Company thus formally integrated the concept of common benefit into its business model: in addition to pursuing returns on invested capital for its shareholders, Eco Demolizioni has officially committed to creating value for all stakeholders.

The transformation into a Benefit Corporation represents not only a milestone for Eco Demolizioni, but a new starting point - a continuation of a journey that, for over 20 years, has seen us committed to generating positive impacts on the environment and the communities in which we operate

Giacomo Ticchi,
Impact Manager

The Company has therefore committed to aligning its economic and financial objectives with those of shared value creation, acting in a manner that is:

- **Responsible**, as it is bound to the pursuit of common benefit, as explicitly stated in its Articles of Association;
- **Sustainable**, from an environmental, social, and economic perspective;
- **Transparent**, by reporting annually on performance related to the pursuit of both current and future objectives.

The **common benefit goals** represent the distinctive approach Eco Demolizioni has identified to integrate sustainability into its business model in order to:

- 1) **Adopt and promote the principles of Benefit Corporations and the circular economy**, fostering well-being in the communities it serves, and raising awareness - within organizations and among individuals - of the importance of creating shared value and environmental sustainability;
- 2) **Create participatory work environments that empower people**, through the development of

long-lasting relationships that foster well-being among its employees, taking into account their attitudes, characteristics, needs, and ambitions;

- 3) **Improve employees quality of work** by ensuring equal opportunities without any discrimination and supporting personal and professional training paths;
- 4) **Establish positive and lasting relationships with the communities and territories in which the company operates**, contributing to local development, generating and distributing value in the territory, and offering expertise and support in the event of disasters or natural emergencies;
- 5) **Safeguard marine, terrestrial, and freshwater environments and their biodiversity** by enabling circular economy models and contributing to common goals for reducing greenhouse gas emissions;
- 6) **Pursue customer and stakeholder satisfaction** through systemic management of impacts and by adopting organizational models for management and control;
- 7) **Invest in research and innovation**, with particular focus on the circular economy and renewable energy, as well as any initiatives functional to achieving Eco Demolizioni's common benefit goals.

Benefit corporations: key data on the scenario

ITALY

2nd country in the world to introduce Benefit Corporations into its legal system in 2016 through the 2016 Stability Law.¹

3.600

the number of Benefit Corporations in Italy at the beginning of 2024, , showing steady growth since 2019, when there were only 400².

+8,8%

the difference in productivity levels between Benefit and Non-Benefit Corporations in Italy in 2023 (€62,000 per employee vs. €57,000)².

1. Law No. 208 of 28/12/2015 (2016 Stability Law) Art.1, Paragraphs 376-384
2. Assobenefit, National Research on Benefit Societies (2024)



2030 COMMON BENEFIT GOALS

In line with the requirements for Benefit Corporations, Eco Demolizioni has embarked on a path aimed at defining a series of medium- to long-term sustainability goals, an essential starting point for a company that looks to the future with responsibility and intends to generate shared value for its stakeholders.

Based on the common benefit purposes outlined in its Articles of Association and the priorities identified through the double relevance assessment, Eco Demolizioni has outlined concrete and measurable objectives designed to generate cross-cutting impacts across the environment, society, and governance throughout its operations. Based on the work carried out last year, the company has reviewed some objectives to ensure they remain relevant, achievable, and aligned with the corporate strategy.

Coordinated by the Impact Manager and the General Manager, the process involved all key business functions, organized into three cross-functional working groups, that contributed their expertise and in-depth knowledge of the organization to gather insights and inspiration for the definition of the objectives.

Coordinated by the Impact Manager and the General Manager, the process involved all key business functions, divided into three cross-functional working groups. These groups leveraged their expertise and organizational knowledge to collect inputs and inform the formulation of strategic objectives.

Pillar	Purposes of common benefit	ESRS Theme and SDG connection	Goal	KPI	Time horizon
ENVIRONMENT (E)	Safeguard marine, terrestrial, and freshwater environments and their biodiversity by enabling circular economy models and contributing to common goals for reducing greenhouse gas emissions.	   Climate change, Circular economy	Double the tonnes of waste transformed into Secondary Raw Materials (SRMs) directly on site compared to 2024.	Tons of waste managed as SRM (tons)	2030
			Authorize 100% of fixed plants for the management of beach sand.	No. of authorized plants / total no. of plants	2027
			Increase the capacity (tons/year) of waste that can be managed at company facilities, even in case of emergency.	Manageable tons per year (tons)	2025
SOCIAL (S)	Create participatory work environments that empower people, through the development of long-lasting relationships that foster well-being among its employees, taking into account their attitudes, characteristics, needs, and ambitions.	  Own workforce	Promote employee well-being through the implementation of a Welfare Plan.	No. of initiatives implemented	2028
			Reach 90% of employees through awareness initiatives on the importance of prevention and health promotion, with support from the appointed company doctor.	% of employees reached / total employees	2030
	Improve employees quality of work by ensuring equal opportunities without any discrimination and supporting personal and professional training paths.	  Own workforce	Increase non-mandatory training hours by 10% to 2026.	No. of non-mandatory training hours	2026
	Establish positive and lasting relationships with the communities and territories in which the company operates, contributing to local development, generating and distributing value in the territory, and offering expertise and support in the event of disasters or natural emergencies.	 Affected communities	Engage 8 local schools in educational and work-based learning projects, giving students access to the company and its professionals.	Cumulative no. of local schools involved	2030

Pillar	Purposes of common benefit	ESRS Theme and SDG connection	Objective	Indicator	Time horizon
SOCIAL (S)	Pursue customer and stakeholder satisfaction through systemic management of impacts and by adopting organizational models for management and control.	 Consumer and end user	Develop a Supplier Register , integrating sustainability criteria into the evaluation and selection process.	% of suppliers mapped in the Register	2030
			Involvement of 100% of clients in processes to evaluate Eco Demolition's work.	% of customers reached by the questionnaire	2030
GOVERNANCE (G)	Adopt and promote the principles of Benefit Corporations and the circular economy , fostering well-being in the communities it serves, and raising awareness - within organizations and among individuals - of the importance of creating shared value and environmental sustainability.	 Business Conduct	Implementation and consolidation of a sustainability governance system by 2025.	-	2025
	Invest in research and innovation , with particular focus on the circular economy and renewable energy, as well as any initiatives functional to achieving Eco Demolizioni's common benefit goals.	 Business Conduct	Digitize internal business processes both on-site and at administrative offices.	-	2030

THE VALUES OF YESTERDAY INSPIRE OUR TOMORROW

Our Mission

Eco Demolizioni carries out its activities by valuing the professionalism of its operators and pursuing customer satisfaction, with the objective of becoming a leading reference point in its sector.

The principles that shape how we operate

- **People-Centric Approach:** enhance the value of personnel by understanding their needs and fostering their active involvement and participation across the entire organization.
- **Customer Orientation:** understand the current and future needs of customers in order to exceed their expectations and ensure their satisfaction
- **Continuous Improvement:** continuously monitor the internal and external context in which the organization operates to improve current performance levels and attention.
- **Process Approach:** manage activities through interconnected processes that prevent duplication of work and enable decision-making based on data analysis and evaluation.

MILESTONES IN OUR JOURNEY

1980

TGS S.r.l. is founded.

Established by Gino Ticchi, Silvano Sarti, Serafino Salvatori and Mario Galli, the company was initially active in the demolition and waste transport sectors. It soon began to diversify its business activities, with a significant expansion of its fleet of vehicles - essential to managing increasingly complex projects.

1998

The first mobile crusher

With the implementation of the Ronchi Decree on waste management in Italy, TGS's entrepreneurial vision and innovative mindset led it to become the first company in Emilia-Romagna to purchase a mobile crusher to recover demolition waste directly on-site.

2001

Founding of Eco Demolizioni S.r.l.

This milestone marks the generational transition to the new partners. Tradition and entrepreneurial vision guide the business, which experiences rapid growth through the expansion of its fleet and the integration of synergistic activities in the infrastructure sector, such as beach nourishment.

2007

9001-certified company

Eco Demolizioni obtains its first ISO 9001 certification for its Quality Management System at the registered office in San Martino di Riparotta (Rimini) and the operational headquarters on Via del Carpino 4 in Santarcangelo di Romagna (RM). From 2007, the certification has always been successfully renewed.

2015**The first waste recovery plant**

With the aim of contributing to the transition toward a circular economy, the Company obtains the concession for the Coriano (RM) waste management plant, dedicated to the recovery of inert materials and waste from excavation and demolition activities.

2020**Protocol for the Conservation of the Kentish Plover**

Eco Demolizioni signed, together with local associations and public authorities, a Protocol for the Conservation of the Kentish plover during strand cleaning activities to prevent possible damage to the nesting of this protected species.

2021**ISO 14001-Certified Company**

The company obtained the ISO 14001 certification for its Environmental Management System, first issued on April 26, 2021, for the plants located in Coriano (RM) on Via Raibano and Santarcangelo on Via Bianchi.

Urbania Quarry

Eco Demolizioni leased the Urbania Quarry, further expanding its business activities.

2022**Acquisition of the Marcucci Quarry**

The company acquired Marcucci S.r.l., thus taking over direct management of mining activities.

2023**Integrated Management System**

Eco Demolizioni obtained the UNI ISO 45001 (Occupational Health and Safety Management Systems), ISO 39001 (Road Traffic Safety Management Systems) and the ISO 14001 (Environmental Management Systems) Certifications for all company locations.

Organizational Restructuring

After years of strong growth, the Company embarked on a process of organizational restructuring and responsibility decentralization.

2024**Benefit Corporation**

On January 18, 2024, with the approval of the amendment to the Articles of Association, Eco Demolizioni became a Benefit Corporation, committing to generating a positive impact on both the environment and society.

New headquarters

During the year, Eco Demolizioni worked on the construction of the new headquarters. From 2025, this will become the new home of the Society.

Acquisition of the Cartoceto Quarry

The Company expanded its quarry management operations with the acquisition of the former Laterizi Alan Metauro clay quarry located in Sant'Anna, Cartoceto (PU).

FULL-SCALE COMMITMENT IN THE INFRASTRUCTURE SECTOR

Through our activities, we contribute to the construction of structures, infrastructures, and urban development works, inspired by the idea of “regeneration” we give new life to the earth and construction site materials that are recovered, renewed, and redirected to other sites and uses. A circular approach born in the field - and one we are proud of.

[ESRS B1 Requirement]

Civil and industrial demolition

Eco Demolition deals with the demolition of large structural complexes, such as industrial buildings or urban complexes, using advanced methodologies and highly specialized equipment to ensure a safe and efficient process.

Excavation and earthmoving

The Company manages excavation operations through earthmoving activities - involving digging, backfilling, compaction, and grading - aiming to shape the terrain according to project-specific needs and to provide a solid foundation for the next phases of construction.

Recycling of recovered materials

Thanks to fixed recovery plants located in Coriano, Santarcangelo di Romagna, and Jesi, the Company circularly manages and recycles waste generated from demolition, excavation, and earthworks, transforming it into recycled aggregate materials.

Strand cleaning, river maintenance works and hydraulic regulation

For over 20 years, Eco Demolizioni has been a reference point for beach nourishment and cleaning activities, in collaboration with local governments. Other services include river hydraulic regulation and the construction of retention basins to reduce water flow during flood events.

Major infrastructure projects

Together with major Italian construction groups, the Company develops large-scale infrastructure projects ranging from airports to highways.

Urban Development Works and Production of Bituminous and Cement-Based Mixtures

This includes the construction of urban infrastructure such as roads, sidewalks, green areas, and public lighting systems.

Remediation of industrial sites

Eco Demolizioni performs environmental remediation of contaminated sites, focusing on the removal or neutralization of pollutants to return regenerated land and spaces to the community - including the securing or complete dismantling of industrial sites.

Management of quarries and production of inert materials

Through its quarries in Spoleto, Urbania, Cartoceto, Tuscania, and Sogliano, the Company extracts inert materials such as sand, gravel, and stone, which are reused in construction projects.

Special Foundations

Eco Demolizioni performs ground consolidation and stabilization works through the injection of cement mixtures into the soil, as well as the use of micropiles and anchors.

PLANTS AND QUARRIES

Waste recovery facilities

Thanks to both fixed and mobile recovery facilities, Eco Demolizioni is able to manage non-hazardous waste from construction and demolition activities within a circular economy framework. From collection, transport, and treatment to the production of recycled aggregate material, the recovery plants handle multiple stages of the waste lifecycle.

Demonstrating a forward-thinking commitment to circular economy practices, Eco Demolizioni began operating its first recovery plant as early as 1998. In this context, the enactment of the Ronchi Decree – Legislative Decree 22/97 (later incorporated into the Environmental Consolidated Act, Legislative Decree 152/2006) – was essential. It regulated waste disposal and facilitated the recovery of materials that were previously sent to landfills. This represented a strategic opportunity for Eco Demolizioni to add value to waste generated from both its own and third-party activities, through the production of recycled aggregates at its facilities since 1998.

The three waste recovery facilities currently managed by Eco Demolizioni are:

- **Coriano plant** (Rimini) since 2018;
- **Santarcangelo di Romagna plant** (Rimini) since 2019;
- **Jesi plant** (Ancona) since 2021.

Authorized to recover non-hazardous waste from construction and demolition, these plants use processes such as crushing, screening, and the production of certified recycled aggregates. The plants in Coriano and Santarcangelo di Romagna are also authorized for the collection, transport, stockpiling, and screening of waste from beach cleaning operations. At the fixed plants, Eco Demolizioni uses mobile blenders, which are mixers capable of producing cement-bound mixtures once the waste materials cease to be classified as waste. Specifically, the Coriano plant is authorized to produce:

- cement-bound mixtures for road base and sub-base layers, to be used in roads, airports, and other traffic-bearing areas, in accordance with UNI EN 14227-1:2013;
- precast concrete manufactured through an industrialized process, in compliance with the Technical Standards for Construction (Ministerial Decree of January 17, 2018);
- unbound and hydraulically bound materials to be used in civil engineering works and road construction, produced from aggregates obtained by processing materials previously used in construction, as well as from non-natural processed materials, in accordance with UNI EN 13242.

The Jesi plant is certified for the production of unbound and hydraulically bound materials for use in civil engineering and road construction, using aggregates obtained from previously used construction materials.

The company operates an additional 11 mobile plants, including screens and crushers, for the recovery of non-hazardous waste, enabling the production of end-of-waste aggregates, cement-bound mixtures, and bituminous conglomerates.

Of these, 5 were authorized for waste recovery in 2024 alone, in addition to the others already authorized to operate directly on construction sites. These multifunctional plants allow Eco Demolizioni to recover demolition-derived materials directly on-site, producing aggregates that can be reused in the same location during construction processes. This eliminates the need to transport waste from the construction site to fixed facilities, thereby significantly reducing the overall environmental impact of the recovery operation and avoiding the exploitation of natural resources.

The materials processed in the recovery plants include **excavated soil** and rocks from earthmoving activities, **inert waste from demolitions**, and **sand** resulting from beach cleaning operations. Each plant is authorized to manage a specific quantity of incoming waste annually, of which almost the entire weight is recovered, as detailed in the accompanying table.

Annual permitted waste intake (tons)	
Coriano plant	82.400
Santarcangelo di Romagna plant	99.785
Jesi plant	30.000

Quarries and production of inert materials

Eco Demolizioni currently has access³ to five quarries located across the Lazio, Marche and Umbria and Emilia-Romagna regions. A quarry is defined as an area for the excavation and extraction of construction materials such as rocks and minerals. At present, the two company-owned quarries in Novafeltria (Rimini) and Sogliano (Forlì-Cesena) are not yet operational.

From a regulatory standpoint, the responsibility for quarrying activities lies with the individual regions, which have their own **Regional Mining Plans**. These plans outline the criteria for conducting quarrying operations and define the environmental restoration measures to be carried out once the quarry's extractive capacity has been exhausted. Mining volumes are predetermined and regulated by law and once these volumes are reached, the quarries must undergo environmental rehabilitation. This may include, for example, the restoration of the site through the planting of trees and shrubs, or backfilling activities to fill excavation voids with solid materials.

Eco Demolizioni's quarrying operations are aimed at extracting soil and natural materials such as gravel, pumice formations, tuff formations, and **scaglia rossa** (a type of red limestone), which are reused within the company's construction sites following circular economy principles, or employed in the construction of road sub-bases and in the production of lightweight concrete for precast elements.

3.Owned by Eco Demolizioni are the Spoleto, Novafeltria and Sogliano quarries. The quarries in Tuscany and Umbria are operated under lease by a third-party owner authorized to conduct mining operations.

The quarries currently managed by Eco Demolizioni are:

MARCUCCI QUARRY Spoleto, Perugia (Umbria)

- **Management method:** mining of loose materials consisting of sandy limestone gravels, sometimes partially cemented by limestone bonding.
- **Waste recovery plant:** in November 2023, a plant for the recovery of non-hazardous inert waste became operational, aimed at backfilling the extraction void.



URBANIA QUARRY Pesaro Urbino (Marche)

- **Management method:** mining of inert and construction materials, particularly red flake, a marine sedimentary rock used in construction.
- **Waste recovery plant:** the quarry is equipped with a plant for the production of natural aggregates through crushing and screening processes.

CARTOCETO QUARRY Pesaro Urbino (Marche)

- **Management mode:** environmental restoration activities

SOGLIANO QUARRY Forlì Cesena (Emilia-Romagna)

- **Management mode:** environmental restoration activities

TUSCANIA QUARRY Viterbo (Lazio)

- **Management mode:** contains nearly 1 million m³ of residual material to be extracted, distributed almost equally between pumiceous and tuffaceous formations, which are suitable for road embankment subbases and for refilling the quarry itself once the extraction process is completed.



OUR ON-SITE EXPERTISE: THE KEY PROJECTS OF THE YEAR

2022-2024**Former
Corderia of
Viserba**

The site is at the heart of a major urban regeneration project that will transform a 77,000 m² abandoned and decaying zone into a new residential district. Eco Demolizioni is responsible for the demolition of old industrial buildings, which during World War II were used for rope manufacturing. Three campaigns were carried out to recover inert waste, followed by urban infrastructure works such as the refurbishment of sewers, water supply lines, and gas networks. The project also includes the creation of a large green space for residents, with areas designed for relaxation and social interaction, helping to improve the overall quality of life in the neighborhood. Moreover, the speed at which the site works were carried out minimized disruption to the local community, accelerating the transformation process. Other works include the construction of an underground car park of approximately 2,700 m² and an ALDI supermarket, which will make the neighborhood even more attractive and functional.

2023-2024**Former Bunge site,
Ancona**

The mechanical demolition of the former Bunge area in the Port of Ancona is a key project focused on the transport of ferrous waste generated by demolition activities. After 12 years of inactivity, the area will undergo a redevelopment project that will lead to the construction of a logistics hub covering over 20,000 m². A significant part of the demolition involved the dismantling of steel silos. The resulting waste - destined for recycling in a steel mill - was separated, shredded, and reduced to pieces approximately one meter in size before being transported through an intermodal route combining both road and rail transport.

2024**Hotel Felycita
Frontignano di
Ussita (MC)**

The company carried out the demolition of the historic Hotel Felycita, which was rendered uninhabitable by the 2016 earthquake. The intervention marked the beginning of the rebuilding process, with the aim of returning a key tourist landmark to the area by March 2025.

2024**Via Calata Duilio
Pesaro**

Along the Pesaro port canal, the Company carried out excavation and earthmoving activities for building foundations, contributing to the infrastructural development of the port area, where energy-efficient buildings will be constructed according to the requirements of LEED certifications.

2024 – ongoing Complex on via Boncompagni, Rome	The demolition of the complex between Via Boncompagni and Via Sicilia, in the heart of Rome, represents one of the key interventions followed by Eco Demolizioni in 2024. Commissioned by Renco Spa, the project involved the removal of a reinforced concrete structure dating back to the 1970s, originally intended for residential and office use, with the aim of redeveloping the area and allowing the construction of four new mixed-use buildings. The operation, carried out across four elevation levels, required the use of advanced technologies, specific shoring and complex structural calculations to ensure the safety of all operators and to transform the area into a sustainable site through remediation and restoration operations.
2024 – ongoing Former Police Headquarters, Rimini	In Rimini, Eco Demolizioni demolished the building known as the former Police Headquarters, a structure that was never used and has become a symbol of urban decay over time. The operation involved about 100,000 cubic meters of volume over an area of about 17,500 square meters, with a crushing campaign that enabled the recovery of a large portion of the demolition materials.
2024 – ongoing Via Raffaele Costi, Rome	The demolition project on Via Raffaele Costi included on-site crushing and screening campaigns that enabled the proper handling of inert waste, excavated soil, and ferrous materials. For the first time, a mobile shearing system was used, allowing efficient volumetric reduction of ferrous material, which was then transformed into End of Waste (EoW) by radiometric analysis, thus ensuring its reuse according to the criteria of sustainability and circularity of materials. The intervention involved an area of about 75,000 m ² , with a total demolition of 400,000 m ³ (demolish and rebuild). To maximise material recovery, two mobile crushing campaigns were conducted for a total of about 120,000 tons, allowing the recovery of more than 90% of the non-hazardous waste.
2024 – ongoing Alma Distribution, Ravenna	In Ravenna, Eco Demolizioni is involved in urban infrastructure works in collaboration with Alma Distribuzione as part of the PUA PF04 Sud plan. The company has promoted sustainable solutions such as the use of certified recycled materials on-site, permeable pavement layers, natural retention basins, and one of the region's first rain squares. Out of 12,000 m ² of paved surfaces including roads, sidewalks and tree-lined parking lots, the project includes double that amount in green spaces - 29,500 m ² allocated for public and mitigation greenery. During the flood emergency, the Company demonstrated its ability to respond effectively by promptly reconstructing the Lamone River embankments using site-recovered, authorized soil, thus minimizing environmental impact and emissions from material transport.

ECONOMIC AND FINANCIAL RESULTS

[ESRS B1 Requirement]

The significant results achieved in recent years reflect Eco Demolizioni's strong growth ambitions and its ongoing commitment to performance improvement. This context led the company to approve a **strategic plan covering the period 2024–2027**, aimed at ensuring continuous development in line with the positive economic and financial outcomes of recent years.

Investments will focus on human capital and the ongoing upgrading of the company's fleet and equipment, through the acquisition of specialized and cutting-edge machinery, for a total investment of over €10 million by 2027. In 2024, Eco Demolizioni recorded a turnover of approximately €42 million, marking a 25% increase compared to the previous year.

Economic Results Of The Three-Year Period

Thousands of euros	2024	2023	2022
Total production value	43.005	34.450	26.201
Total production costs	41.130	32.960	25.464
Operating profit	1.043	1.490	737
Operating profit	1.877	1.354	822
Net equity	11.009	9.874	9.874



Eco Demolizioni beneficiary of the Basket Bond programme Emilia- Romagna

Completing a journey that began in 2024, in early 2025 Eco Demolizioni became one of the first two companies to benefit from the “**Emilia-Romagna Basket Bond**” program, participating in the first closing with a total value of **€8.3 million** to support sustainable growth projects, €3.5 million of which was allocated to the company. The initiative - promoted by the Emilia-Romagna Region in collaboration with **BPER Banca and Cassa Depositi e Prestiti (CDP)** - represents an alternative financing instrument for small and medium-sized enterprises, offering longer maturities and more favorable conditions.

Emilia-Romagna Basket Bond for green transition

€100 MILLION

the total value of the operation made available by the Emilia-Romagna Region, BPER Banca and Cassa Depositi e Prestiti (CDP).

8 YEARS

the duration of minibonds aimed at industrial projects for energy upgrading, ecological transition and circular economy.

Thanks to this opportunity, the company was able to invest in **new technologies for the recovery and recycling of demolition materials**, specifically for the recovery of bituminous membranes and demolished asphalt conglomerates, transforming them into secondary raw materials to be reused in

road infrastructure.

The financing will also help support innovation and strengthen Eco Demolizioni’s position in the sector, fostering the development of cutting-edge solutions for **the ecological transition and the circular economy**.

From 'Il Sole 24 Ore'





1

ENVIRONMENT

#Circular Economy

#Energy consumption and emissions

#Biodiversity and water consumption



Building, demolishing, recovering: all with respect for the environment

We manage our recovery facilities and quarries in accordance with the principles of the circular economy. Through our production processes, we generate recycled aggregate materials, excavated soils and rocks, which can be reused in our own construction sites or supplied to third parties.

We are constantly evolving, seeking technologically advanced solutions and equipment to meet the demands of the new ecological and digital transition.



3.1. CIRCULAR ECONOMY: OUR CONTRIBUTION AND WASTE MANAGEMENT

Management of waste derived from demolition and excavation activities

Eco Demolizioni plays a key role as a promoter and enabler of the circular economy: throughout its operations, the company manages significant quantities of non-hazardous special waste, primarily derived from excavation and demolition activities. These materials include concrete, iron and steel, soil and rocks, sand, and bituminous mixtures. Through a network of both fixed and mobile facilities, **Eco Demolizioni processes these wastes by recovering them as Secondary Raw Materials (SRM)**, contributing to the transition towards a circular economy.

During the demolition process, inert waste is generated, which can be used for filling extraction voids in quarries or for the production of recycled aggregates. Furthermore, the 2024⁴ Inert Waste Decree has expanded the permissible uses of such materials, which can now be utilized in the production of clinker and cement.

Excavation and earthmoving activities include all those operations aimed at changing the surface conformation of the land in order to carry out construction and infrastructure works. The product of these activities is non-hazardous soil and rock that can be managed as a by-product under DPR 120/2017 (Regulations on simplified rules for the management of excavated soil and rock) or as waste that is recovered directly in mobile or fixed facilities⁵.

After conducting a chemical-physical analysis on a representative sample of the excavated soil in order to assess its characteristics, it is possible to reuse the excavated earth and rocks as by-products by defining a **Excavated Material Use Plan**: these materials can be used within the same excavation project or in a different project or construction site - in substitution of quarry materials.

4. Ministerial Decree 127/2024 - 'Regulation regulating the cessation of the waste status of inert construction and demolition waste, other inert waste of mineral origin'.

5. The waste can be delivered to the facility under EER code 17 05 04: Soil and stones other than those mentioned in 17 05 03: Soil and stones containing dangerous substances.

Closing the loop with the demolition process

The demolition of a structure must be carried out to **optimize the management of the waste generated and maximize its recovery**. This process requires careful planning and scheduling of site management to ensure that waste is separated and categorized for treatment from the outset.

Prior to demolition, a **preliminary investigation** must be conducted **to evaluate the structure** as well as the site and surrounding area to identify and manage any hazardous and non-hazardous materials to be removed, stored, and treated. During this preliminary phase, chemical and physical analyses of materials on the site are performed to determine the best approach to recovery.

The next step involves the **“strip-out” process, which consists of the prior removal of all elements that are not part of the actual building structure and must be managed separately**. These vary depending on the building in question and can include windows, doors, metal and iron structures, wood, plastic, glass, and plasterboard. Categorization facilitates the recovery of these materials, which are managed through selected partners in the area. Finally, the **demolition of the building envelope** – inert waste produced at this stage is managed by Eco Demolizioni and destined for recovery in its waste management facilities, fixed or mobile, where it will undergo crushing operations in order to produce recycled aggregates for reuse in the construction industry or in the company's quarries.

The recovery of inert materials, excavated soil and rocks

Eco Demolizioni oversees the recovery of inert waste generated by its activities through a network of fixed and mobile plants, producing recycled aggregates that can be reintroduced into the construction industry - effectively closing the loop of the circular economy. Once the waste reaches the facility, rubble is **crushed** to reduce its volume and to obtain specific grain sizes tailored to its intended use. Soil materials, instead, are recovered through a **screening process**. The resulting materials are then subject to chemical and physical analyses to ensure compliance with regulatory standards and to define both the classification and reuse potential of the final products.

Thanks to this integrated system, **Eco Demolizioni produces excavated soil and rocks suitable for a wide range of applications, including road embankments and sub-bases, yards, non-structural backfilling, fill works in residential, commercial or industrial areas, and landscaping projects.** These materials are processed using both fixed and mobile plants and are carefully screened according to the needs of each application.

A variety of recycled aggregates is also produced, reflecting the diversity in size, texture, and composition of the original materials. These include aggregates derived from rubble, concrete, and asphalt, which are reused in the company's own construction sites or supplied to clients in the construction sector.

Recycled aggregates obtained from construction and demolition waste are employed for the construction of embankments, road sub-bases, and industrial yards, offering a sustainable alternative to natural materials sourced from mining extraction, while meeting technical performance standards in accordance with environmental regulations. In compliance with the Quality Management System, activities carried out within the recovery plants and the production of aggregate materials follow defined procedures, considering the specific characteristics of the facilities and materials managed by Eco Demolizioni.

In 2024, Eco Demolizioni processed approximately 180,000 tonnes at its fixed plants, with a recovery rate of 97%⁶. Additionally, through 11 mobile plants, approximately 90,000 tonnes of inert waste were managed directly on-site.

Sustainability and the promotion of circular economy principles are practices we implement daily in our operations. Through dedicated waste management campaigns, both on-site and off-site, we commit to maximizing the recovery and reuse of materials derived from demolition activities. This approach not only reduces environmental impact but also contributes to giving new life to resources, making sustainability a tangible and measurable value in our work.

Mara Bianchi,
Environment Office Manager

6. The residual component represents inventories as at 31.12.24

Waste authorized for delivery to Eco Demolizioni's facilities	Waste code (EWC)	Quantity (ton.)	% of recovery
Wastes from stone cutting and sawing other than those mentioned in item 0.04.07	01.04.13	606,53	100%
Cement	17.01.01	4.067,51	100%
Bricks	17.01.02	31,91	0%
Plastic	17.02.03	-	-
Bituminous mixtures other than those mentioned in item 17.03.01	17.03.02	2.707,74	92%
Iron and steel	17.04.05	-	-
Soil and rocks, other than those mentioned in item 17.05.03	17.05.04	67.985,42	98%
Gypsum-based construction materials, other than those mentioned in item 17.08.01	17.08.02	67,45	0%
Mixed waste from construction and demolition activities, other than those mentioned in items 17.09.01, 17.09.02 and 17.09.03	17.09.04	83.013,60	96%
Minerals (e.g. sand, rocks)	19.12.09	5.560,42	82%
Wood, other than that mentioned in item 20.01.37	20.01.38	276,90	100%
Unsorted municipal waste	20.03.01	12.168,66	100%
Street cleaning residues	20.03.03	3.319,09	100%
Total	-	179.805,23	97%

On-site innovation to maximize on-site recovery

Eco Demolizioni continues to invest in research and development to enhance its capacity to recover materials from demolition activities. **In 2024, the company introduced a mobile shear, a shredding machine designed to facilitate the recovery of metals such as iron, copper, and aluminum.**

This equipment enables the transformation of waste classified under EWC 17.04.05 into Secondary Raw Materials (SRM) directly on-site, reducing the need for transport and intermediate processing.

To ensure autonomous recovery on medium- and large-scale construction sites, the shear has been paired with a new crusher, enabling the recovery of inert materials. This integrated set-up allows for the on-site recovery of over 75% of demolition waste, regardless of the building system used, in full compliance with Minimum Environmental Criteria (CAM).

Where recovery on-site is not feasible due to site size or logistical constraints, fixed-plant treatment remains the only option.

For this reason, Eco Demolizioni has invested in strengthening its fixed facilities, particularly its **metal scrap recovery plant in Via San Martino in Riparotta (Rimini), which has obtained End-of-Waste certifications** under EU Regulations 333/2011 (ferrous and aluminum scrap) and 715/2013 (copper scrap).

As part of its commitment to operational innovation, the company has also developed, in collaboration with one of its suppliers, a **new vacuum truck equipped with a high-efficiency suction hose for the collection of dust and liquids generated during deep excavation and demolition works.** The system includes a container ready for transport, ensuring safety and efficiency without damaging surrounding infrastructure. Designed for complex operations, the truck uses a 150-meter suction hose, making it ideal for hard-to-reach areas.

Compared to earlier models, this truck introduces several technological advancements:

- **Dual XXL AVIO turbines:** featuring a dual mechanically driven turbine system with kraftband belts and accessible pulleys, it enables suction over distances of up to 150 meters horizontally and 30 meters vertically, with an airflow of 45,000 m³/h and a vacuum of 0.6 bar. Automatic lubrication is ensured by a high-performance greasing unit.
- **Integrated air compressor:** with a flow rate of 4.5 m³/min and a pressure of 8 bar, the compressor ensures filter cleaning and powers optional pneumatic tools. It also includes a filtration system, condensate separation and automatic lubrication.

- **Soundproofing and safety:** the turbines are installed in a soundproof compartment with anti-oil and bilaminate panels, reducing operational noise and improving safety. Extracted air passes through soundproof panels before being released into the environment.

- **Advanced filtration and maintenance system:** the system design allows easy access for maintenance, with a configuration that ensures high and reliable performance over time. A safety thermostat monitors operating temperatures, shutting down the system in case of overheating to prevent equipment damage.

With these features, the new vacuum truck sets a new standard in sustainable demolition, combining safety, efficiency, and reduced environmental impact - particularly in complex tasks such as the demolition of multi-level underground car parks.

To further improve material separation, **Eco Demolizioni has introduced an aeraulic separator**, a machine that uses controlled airflow to distinguish materials based on density. This technology enables the separation of light fractions (e.g., plastic and paper) from heavier ones, generating two distinct, manageable waste streams. This minimizes the formation of mixed residuals and ensures compliance with regulatory limits on light fractions in recycled aggregates.

Soil lime stabilization for road sub-bases

In 2024, Eco Demolizioni launched preliminary studies and strategic investments to introduce a new **lime stabilization process for excavated soil**. This method aims to recover large volumes of soil – typically difficult to manage – and convert them into valuable materials for road sub-bases construction, supporting a circular approach to resource use. After a chemical and physical assessment, the excavated soil is treated with lime or cement, depending on its characteristics, to improve its mechanical properties and suitability for infrastructure support.

This technique complemented the use of crushed aggregates, expanding Eco Demolizioni's capacity to reuse excavated materials efficiently and flexibly. This flexibility allows the company to diversify its services and optimize the management of waste materials. The process, which will be introduced for the first time in January 2025, required an investment in three specific pieces of machinery: a lime distributor, a hoe machine for mixing, and a road roller that ensures compaction according to the required technical specifications.

Beach cleaning: a longstanding expertise

With over 20 years of experience in beach cleaning, Eco Demolizioni manages over 30 km of coastline across the Emilia-Romagna and Marche regions through agreements with local authorities. Beyond routine cleaning, the company also carries out seasonal coastal protection activities, such as dune formation during winter to shield the shoreline from storm surges and extreme weather events, and beach nourishment interventions to counteract coastal erosion.

The sand used for nourishment is recovered and treated directly by Eco Demolizioni at its licensed facilities in Coriano and Santarcangelo, where the sandy fraction is separated from waste materials through screening and washing. This process ensures that the sand can be either reintegrated into its beach of origin or used for artificial replenishment, always in full compliance with Ministerial Decree 173/2016 and environmental regulations. In 2024 alone, Eco Demolizioni collected and processed over 924 tons of wood resulting from coastal cleanup operations. Its integrated approach to environmental management not only safeguards the coastal ecosystem but also helps preserve the region's natural heritage and tourist appeal.



The management of quarries

Quarry management includes two main activities: the extraction of materials such as sand, gravel, and clay, and the environmental restoration of the area to ensure the quarry's return to the local territory and community.

The extracted materials are used **within the Company's construction sites or in the construction of road sub-bases and lightweight concrete for precast elements**. At the same time, through the use of the crusher and the consequent reuse of excavated soil and rocks and reclaimed materials, the company has carried out the activities of backfilling operations. In 2024 alone, this included approximately 48,000 m³ of secondary raw material and 7,000 m³ of excavated soil and rocks. The inert materials are processed using a crushing plant that performs an initial separation of light fractions and iron, followed by a further cleaning phase to ensure the quality of the output. Thanks to constant monitoring, Eco Demolizioni removes residual contaminants such as plastic and wood, thereby improving the purity of the recovered materials.

At the Marcucci Quarry in Spoleto, Eco Demolizioni continued the environmental redevelopment activities initiated in 2023. In compliance with the Regional Regulation February 17, 2005, No. 3 from the Region Umbria⁷, the cultivation of the quarry must take place at the same time as activities of environmental restoration of the site, including **planting of trees and shrubs and backfilling operations** - that is, the placement of material into the extraction void. In 2024, the company undertook **compensatory planting and maintenance operations**, including irrigation and upkeep of approximately **1,100 trees and shrubs**. These are arranged in a double row around the perimeter of the site, serving three purposes: (i) integration into the surrounding landscape, (ii) creation of a natural barrier to reduce potential dust emissions, and (iii) floristic-vegetation recovery using fruit-bearing species that support local birdlife.

In 2024, Eco Demolizioni continued the "From Stone... to Honey" project by inserting new beehives at the Marcucci Quarry, bringing the total up to 28 hives. The presence of bees promotes pollination, facilitating the rooting and growth of newly planted species, and thereby accelerating the site's environmental recovery. **In 2024, the Company produced 210 kg of honey, more than twice the quantity recorded in the previous year.**

In parallel, Eco Demolizioni monitors and mitigates the environmental impact of its activities, with particular attention to noise and air pollution.

Biennial noise monitoring is conducted in accordance with the Environmental Monitoring Protocol signed with ARPA Umbria on November 10, 2006, and updated on November 19, 2010, and June 5, 2013.

With regard to air quality, the company performs annual sampling to verify compliance with the thresholds for total suspended particulate matter (TSP). To reduce dust emissions, an irrigation system for dust suppression has been installed along internal haul roads and at the crushing plant. Finally, annual groundwater sampling is conducted downstream of the quarry to monitor potential pollutants and safeguard the aquifer.

7. Regional Regulation No. 3/, February 17, 2005, Methods of implementation of Regional Law No. 2 of January 3, 2000 - Rules for the regulation of quarry activities and the reuse of materials from demolition.

THE NEW HEADQUARTERS

In 2024, the company began construction of its new headquarters in Rimini, the city that has always been home to Eco Demolizioni. The building is scheduled to open in 2025 and has been conceived with a strong emphasis on energy efficiency and environmental sustainability. **Fully electrified for heating, cooling, mechanical ventilation, and domestic hot water production, the new facility will feature a photovoltaic system with a total capacity of approximately 75 kWp, significantly contributing to the self-generation of renewable energy.**

To promote indoor comfort and occupant well-being, the building will include a central courtyard, providing natural light and ventilation even to interior offices. On the south-facing façade, two architectural sunshades will be installed: designed to block excessive solar radiation during the summer, they will reduce cooling demand, while in winter they will allow passive heat gain, supporting the building's energy balance. **All lighting will be entirely LED-based, ensuring high efficiency and low energy consumption.** The outdoor areas have also been carefully designed, featuring high soil permeability to facilitate rainwater infiltration. This reduces the volume of runoff discharged into the sewer system and supports the sustainable management of water resources.



ENERGY CONSUMPTION AND EMISSIONS INTO THE ATMOSPHERE

[ESRS Requirement B3]

In 2024, Eco Demolizioni consumed approximately 25,800 MWh of energy, recording a 4.2% increase compared to the previous year, mainly due to the growth in construction site activities. The vast majority of the energy used - 99% - was allocated to powering the company's fleet, thereby representing direct energy consumption. Only a share of less than 1% was attributable to indirect consumption, linked to the purchase of electricity for the operation of offices and production plants.

With a view to improving energy efficiency, Eco Demolizioni has appointed a Mobility Manager and implemented a Home-Work Travel Plan.

Subject to annual review, the Plan identifies possible solutions available to employees to reduce the use of private vehicles, promoting the use of public transportation, as well as corporate car sharing and car-pooling services.

The company's direct (Scope 1) and indirect (Scope 2) emissions total 8,997 tons of CO₂. While the former represent direct emissions generated by Eco Demolizioni, the source of which is owned or controlled by the company, Scope 2 emissions are indirect emissions that result from energy purchases.

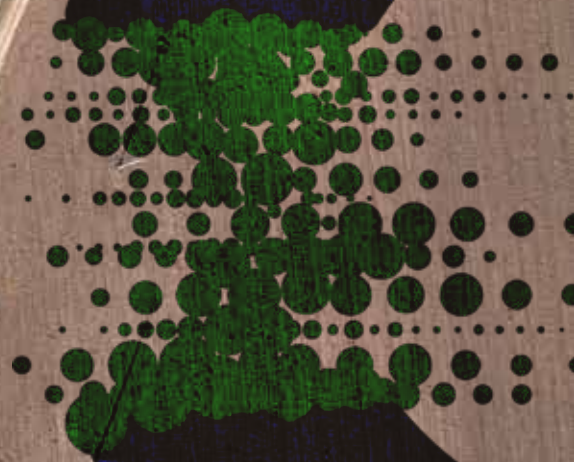
Direct and indirect energy consumption [ESRS Requirement B3 31].

	Units of Measurement	2024	2023
Direct energy consumption	MWh	25.812	24.777
<i>of which diesel</i>	MWh	25.750	24.713
<i>of which natural gas</i>	MWh	62	64
Indirect energy consumption	MWh	62	63
<i>of which from renewable sources</i>	MWh	31	36
<i>of which from nonrenewable sources</i>	MWh	32	27
Total energy consumed	MWh	25.874	24.841

Direct and indirect emissions [ESRS Requirement B3 32 (a), (b)]

	Units of Measurement	2024	2023
Total direct emissions (scope 1)	TCO ₂ eq	8.990	7.947
<i>Direct emissions by corporate fleet (diesel)</i>	TCO ₂ eq	8.979	7.937
<i>Direct emissions by stationary combustion (methane)</i>	TCO ₂ eq	11	10
Indirect emissions from electricity consumption - market-based	TCO ₂ eq	7	8
Indirect emissions from electricity consumption - location-based	TCO ₂ eq	14	14
Total emissions (scope 1 and scope 2) - market based⁸	TCO₂eq	8.997	7.955
Total emissions (scope 1 and scope 2) - location based⁸	TCO₂eq	9.004	7.958

8. Scope 2 emissions can be calculated following two types of methodologies Market Based and Location Based. Market-based requires determining GHG emissions from electricity and heat purchases by considering specific emission factors reported by our suppliers. An emission factor of zero is assigned for electricity purchases from renewable sources. While Location-based involves accounting for emissions from electricity consumption by applying national average emission factors for the different countries where we purchase electricity.



The company's fleet

As of 2024, Eco Demolizioni operates a fleet comprising 270 next-generation vehicles, trucks, and heavy machinery, enabling the company to ensure high standards of quality and safety in the execution of its activities. The company is equipped with a wide range of versatile tools and machinery of various sizes, allowing for the safe and efficient performance of operations related to demolition, excavation, earthmoving, asphalt works, urban development, and other core services. The breakdown by major category is provided below.

Operating and maintaining a state-of-the-art fleet of vehicles is essential to ensure efficiency, safety, and sustainability. Careful vehicle upkeep, combined with data made available through Industry 4.0 technologies, allows us to reduce consumption and emissions while simultaneously improving performance and operational reliability.

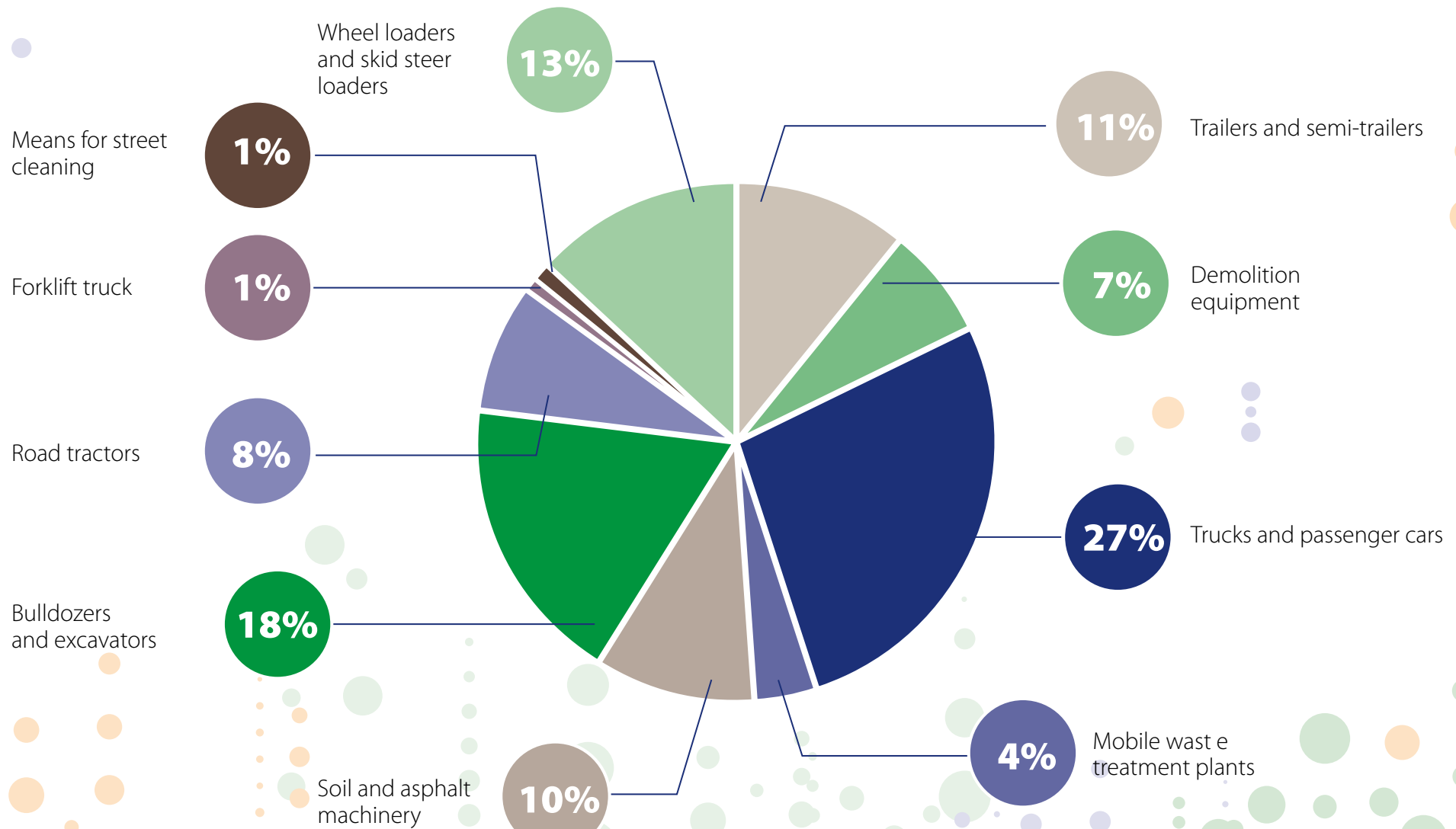
Paolo Braschi,
Senior Vehicle Fleet Officer

In line with the Company's ongoing commitment to systematically and continuously renew its fleet in order to reduce its environmental footprint while ensuring maximum efficiency and safety, in 2024, the Company purchased 35 new vehicles to replace those that had become obsolete, preferring modern, high-performance vehicles equipped with IoT and GPS devices.

Among the most significant additions to the fleet are two new foundation pile drills: the BAUER BG20H and BAUER BG33V. These advanced machines enable the execution of special foundation works of varying sizes and depths, accommodating both micro-piles - with diameters ranging from 12 to 16 cm, ideal for lighter applications such as retaining walls - and large-diameter bored piles reaching depths of 20 to 30 m, suitable for more demanding structural requirements. These technologies significantly increase the Company's operational capabilities, particularly on complex projects such as the construction of a new landfill near Gaggio Montano (BO) managed by Hera, and the demolition of an apartment building in the earthquake-affected area of Tolentino (MC).

All equipment purchased is managed under maintenance contracts and extended warranties provided by the supplier. This ensures consistent operational efficiency through specialized maintenance carried out by highly trained personnel. For other machinery, extraordinary maintenance is managed internally thanks to two mobile workshop units that enable company mechanics to travel efficiently between construction sites as needed. When maintenance requires the replacement of components - such as transmission parts - Eco Demolizioni relies on the direct involvement of the supplier.

Breakdown by category



Biodiversity and water consumption**[ESRS Requirement B5] [ESRS Requirement B6]**

In 2024, the company renewed the Protocol for the Conservation of the Kentish Plover, developed in collaboration with public bodies and environmental associations such as WWF Rimini, Legambiente, and the Municipality of Rimini. The Kentish Plover (*Charadrius alexandrinus*) is a protected bird species that was once widespread along Italian coastlines but has become increasingly rare due to the impact of beach cleaning and tourism-related activities on its fragile ecosystem.

Through this collaborative effort, the company helped define a series of procedures and response protocols to be followed in the event a Kentish Plover nest is identified, with the goal of protecting the species and promoting its survival.

Eco Demolizioni is committed to applying the Protocol across all shorelines where it operates - including Senigallia Beach - ensuring that its interventions do not compromise nesting activity. To further strengthen its commitment, a training course was organized in 2024 dedicated to the protection of beach-nesting wildlife, providing its personnel with the knowledge necessary to carry out operations responsibly and in full compliance with the Protocol.

Eco Demolizioni does not manage or own sites located in or near biodiversity-sensitive areas. In terms of water use, the company consumed approximately 663,000 liters in 2024, primarily for dust suppression during demolition activities. These operations are aimed at reducing the emission and dispersion of particulate matter into the air. Typically, water for this purpose is supplied by the client; however, in the case of large or long-term projects, the company may connect to the water supply directly to carry out these operations independently.

⁹ Source: Explore the World's Protected Areas





2

SOCIAL

#Our people in key numbers
#Health and safety, in first place
#Gender equality
#Training and skills development
#Close to the local community



Our team

Eco Demolizioni operates on the front line in the execution of works across both the public and private sectors. The company can count on a structured team of over 180 professionals - including technical staff, administrative personnel, workers, and external consultants - who contribute with competence and dedication to the achievement of project objectives.

KEY NUMBERS

[ESRS Requirement B1]

[ESRS Requirement B8]

In 2024, Eco Demolizioni employed **a total workforce of 182 individuals** - including technical staff, administrative personnel, operators, and consultants - representing a 6% increase compared to 2023. Approximately 84% of the workforce is employed under permanent contracts, with 93% working full-time. The majority of employees, accounting for 70%, are operators, while 85% of the overall workforce is male. The average age is 43 years. All employees are based in Italy and 100% are covered by collective labor agreements.

During the year, Eco Demolizioni recruited 59 new employees, of which 19% were female. Employees under the age of 30 constituted 28% of the new hires.

In 2024, the Company introduced its first employee welfare package, with the aim of expanding the range of benefits in the coming years. To date, all employees receive either a shopping voucher - for administrative staff - or a meal voucher - for operational staff.

Additionally, Eco Demolizioni has initiated the necessary arrangements to establish an external fund, expected to be operational in early 2025, to which employee severance indemnities (TFR) will be allocated. Furthermore, an extension of life insurance coverage to all administrative employees is planned. The Company has also introduced a variable remuneration system applicable to select key roles.

Breakdown of employees by occupational category and gender [ESRS Requirement B8]

	2024			2023		
	M	F	Total	M	F	Total
Manager	3	1	1	2	1	3
White-collar	27	26	53	23	26	49
Blue-collar	124	1	125	120	0	120
Total	154	28	182	145	27	172

Breakdown of employees by gender and age [ESRS Requirement B8]

	2024			2023		
	M	F	Total	M	F	Total
<30	28	9	37	25	9	34
30-50	69	12	81	57	12	69
>50	57	7	64	63	6	69
Total	154	28	182	145	27	172

Number of employee hires and terminations by gender [ESRS Requirement B8]

	2024		
	M	F	Total
Hiring	62	8	70
Turnover	38	6	44
Negative turnover rate	24,7%	21,4 %	24,2 %

HEALTH AND SAFETY, IN FIRST PLACE

[ESRS Requirement B9]

Eco Demolizioni is committed to fostering a culture of workplace and road traffic safety that goes beyond the requirements established by current regulations. The company continuously invests in improving health and safety conditions for all individuals involved in its activities, aiming to minimize risks through the implementation of targeted measures and initiatives designed to ensure a high level of safety in all working environments.

This commitment has enabled the Company to obtain certifications for its Integrated Health and Safety Management System, covering both worker safety and road traffic safety, in accordance with UNI ISO 39001 for Road Traffic Safety and UNI ISO 45001 for Occupational Health and Safety. These systems encompass the implementation of standards, policies, procedures, and operational instructions that govern processes related to these areas, all within a framework of continuous improvement.

In compliance with the Italian Consolidated Law on Occupational Health and Safety (Legislative Decree 81/08), Eco Demolizioni periodically updates its Risk Assessment Document (Documento di Valutazione dei Rischi - DVR), which analyzes both the hazards associated with the performed tasks and the risk mitigation measures implemented by the company. The identification, analysis, and management of new risks are also updated based on the specific characteristics of each individual construction site.

Given the extensive fleet and the need to mobilize specialized equipment and vehicles between operational sites, construction sites, and plants, Eco Demolizioni has implemented a structured road traffic safety management system to ensure the safety of employees and road users. The company closely monitors traffic accidents and violations, categorizing them by type and location. This approach has enabled the identification of high-risk areas, facilitating targeted awareness and training initiatives for its personnel.

During the year, Eco Demolizioni further reinforced its internal structure for health and safety oversight by appointing a specialized professional to coordinate a dedicated team - both internal and external - focused on ensuring compliance with safety protocols, particularly at construction sites and operational workplaces.

What I appreciate most about Eco Demolizioni is its focus on people: here, it's not just about complying with regulations, but about fostering a culture of safety where each of us feels both responsible and protected.

Corrado Crespi,
Truck Driver

In 2024, Eco Demolizioni recorded 6 injuries, all minor, out of a total of over 200,000 hours worked. In addition, there were no cases of occupational disease.

Occupational Injuries [ESRS Requirement B8]

	2024	2023
Recordable injuries	6	3
of which deaths	0	0
of which with serious consequences ¹⁰	0	0
Injuries rate (per 200,000 hours worked) ¹¹	4,14	2,48
Hours worked (n)	290.138	242.230

10. Occupational injury that leads to an injury from which the worker cannot recover, does not recover, or is not realistically expected to recover fully by returning to the pre-accident state of health within 6 months

11. The recordable occupational injury rate measures the incidence of occupational injuries per 200,000 hours worked that occurred in a given period

At the construction sites managed by Eco Demolizioni, inspections on safety and hygiene of workplaces are regularly conducted by Supervisory Bodies such as ISPRA, Labor Inspectors of the Ministry of Labor and Social Security, as well as by Supervisory Bodies such as the Local Health Authority (ASL) and the Provincial Labor Department. Over the course of the year, no serious violations were identified, nor were any significant prescriptions or penalties issued by these Authorities.

COMMITMENT TO GENDER EQUALITY

In 2024, Eco Demolizioni obtained the Certification on Gender Equality, in accordance with the Guidelines on Management System for Gender Equality - UNI/PdR 125:2022.

This certification, promoted by the Department for Equal Opportunities of the Italian Prime Minister's Office, aims to encourage the adoption of policies that ensure non-discriminatory treatment, promote access to leadership roles, and support a better work-life balance for all women.

The assessment includes the measurement of specific KPIs across 6 areas:

1. culture and strategy;
2. governance;
3. human resource management;
4. opportunities for the growth and inclusion of women in business;
5. wage equity;
6. protection of parenting and work-life balance.

Eco Demolizioni obtained a score of 79.5% – well above the 60% threshold required for gaining access to the certification. As proof of its commitment, the company also received the Marche Region's Bollino Rosa [Pink Seal] for Gender Equality, awarded to companies that have distinguished themselves for an organizational model that values diversity and gender equality.



For Eco Demolizioni, gender equality is not an abstract concept but a practice we uphold daily, even within a work environment that naturally features a higher male presence. The achievement of gender equality certification stands not only as a milestone but also as an encouragement for us to further promote an inclusive culture, both within and beyond the company.

Elena Difilippo,
Human Resources Manager

TRAINING AND SKILLS DEVELOPMENT

[ESRS Requirement B10 (d)]

In 2024, Eco Demolizioni actively promoted the professional growth of its employees through a significant enhancement of voluntary training offerings, in addition to the mandatory training programs. Numerous hours of training were delivered on key topics such as corporate management, sustainability, and digital innovation. Notably, the Sustainability Report course involved several function managers for a total of 166 hours, while the digitalization course - which included an introductory segment on the use of artificial intelligence - recorded the highest participation with 45 employees involved for a total of 92 hours. Additionally, training sessions focused on responsible activity management and digital integration generated strong interest, with over 200 hours dedicated.

A particular focus of Eco Demolizioni's 2024 specialized training was the course on the installation of porphyry and cobblestones. Approved by the Forlì-Cesena Building School, this course emphasized installation techniques rather than architectural design to better meet the company's operational needs. The course included a theoretical segment on the relevant regulatory framework and practical sessions conducted with the involvement of an external specialist worker.

Training courses delivered in 2024

	Employees involved	Total hours provided
Mandatory training courses		
Dlgs 81/08 - Workers	47	622
Dlgs 81/08 - Supervisor	54	360
Dlgs 81/08 - Fire Safety	53	287
Dlgs 81/08 - First Aid	47	292
Dlgs 81/08 - Workers' Safety Representative	1	8
Specific training courses		
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CLOSE TO THE TERRITORY

In 2024, Eco Demolizioni supported various cultural, sports and charitable initiatives in the provinces of Rimini, Ravenna and Pesaro Urbino through donations and sponsorships. Among these, the construction of a statue dedicated to Marco Pantani in Rimini was sponsored, on the occasion of the Tour de France passing through the city. This initiative aimed to celebrate the values of sport and social cohesion, deeply rooted in the identity of the local community. Eco Demolizioni also financed and installed public restroom facilities along the Senigallia shoreline, an area where it carries out beach cleaning activities.

Furthermore, during the demolition of the former pediatric ward in Parma, the company donated toys - including toy bulldozers, mini-excavators, drawing notebooks, stuffed animals, colorful T-shirts, and breakfast mugs - to the children hospitalized at the local Children's Hospital.

Simultaneously, Eco Demolizioni actively collaborates with schools and universities by organizing guided visits to its construction sites for students and faculty. The company hosted several civil engineering students from the University of Bologna at its facilities to share, as a case study, the best practices on circular economy promoted by Eco Demolizioni.

Moreover, it established multiple partnerships with local vocational schools, resulting in three work-study internship programs. These experiences provide participants with the opportunity to observe sustainable demolition techniques and workplace safety practices firsthand, thereby enriching their practical training and educational path.

In line with its ongoing commitment, the company remains readily available to respond to emergency situations, as demonstrated during the recent flooding events in Emilia-Romagna. Specifically, in September 2024, Eco Demolizioni responded promptly to support the affected territories by deploying its fleet and workforce for urgent interventions. It worked diligently along the Misa river embankment, where emergency measures were necessary to ensure the hydraulic safety of the area. Eco Demolizioni's engagement in these circumstances highlighted its capacity to mobilize quickly, providing resources and expertise to manage critical situations and significantly contributing to the protection of local communities. These interventions attest to the company's availability and professionalism in responding to environmental emergencies, reinforcing its role as a reliable partner for institutions and affected populations.



We firmly believe that Eco Demolizioni's success is closely linked to the communities surrounding its operations. Therefore, we are committed to entertaining partnerships through donations and collaborations with local associations, starting with schools, involving the children who represent the future of our community.

**Stefania Salvatori,
Parten**



Eco Demolizioni at Ecomondo 2024

For the second consecutive year, Eco Demolizioni took part in **Ecomondo**, Europe's leading event dedicated to the circular economy and ecological transition, held at the Rimini Exhibition Centre from November 4-7, 2024. On this occasion, the company promoted three thematic events targeting stakeholders, professionals, and younger generations, with the goal of highlighting its commitment to both environmental and social sustainability.

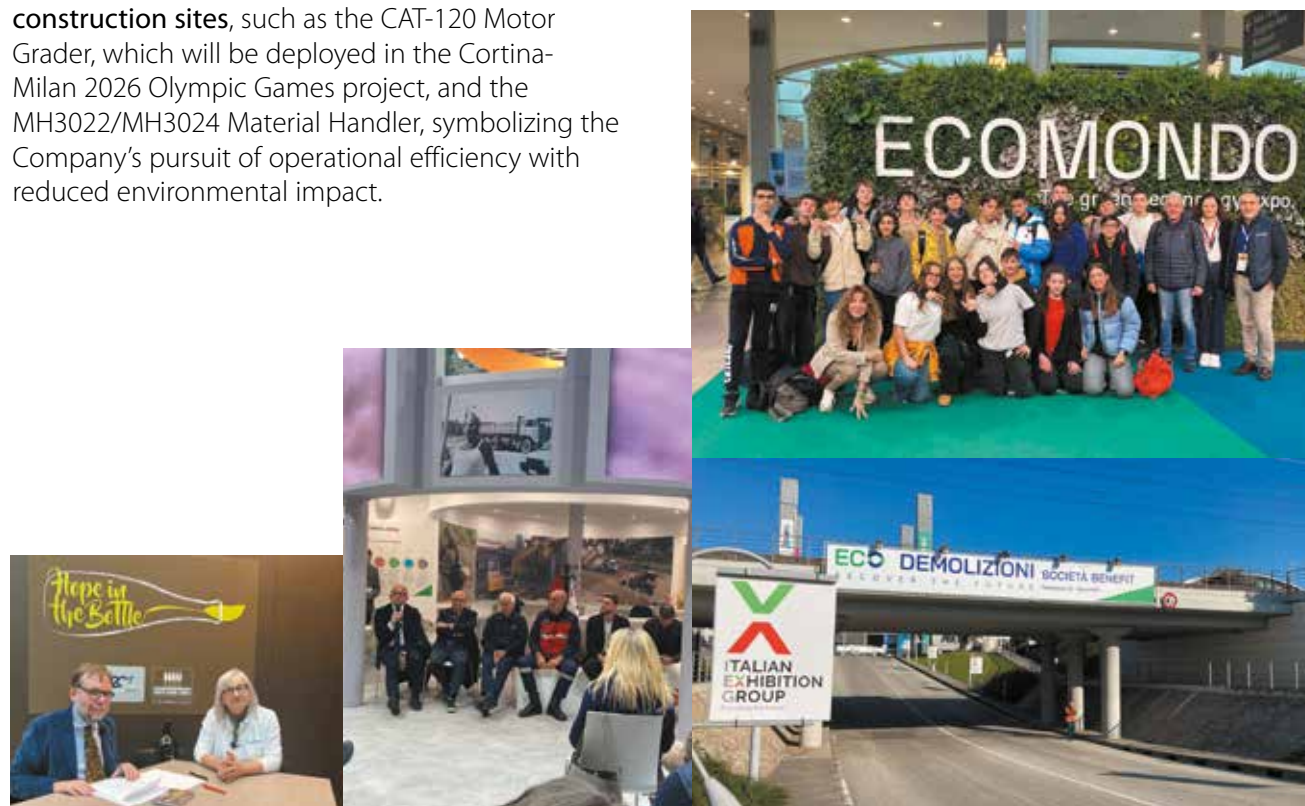
The opening event featured the **presentation of Eco Demolizioni's first Sustainability Report**. During the panel "Società Benefit: come e perché" [Benefit Corporation: how and why] introduced by Alberto Ticchi (CEO) and Giacomo Ticchi (Impact Manager), representatives of TEHA Group and One-Works dialogued on the importance of certifying one's social and environmental impact as part of a transparent and values-driven corporate journey.

In the talk titled "**Dalla Pietra... il Miele**" [From Stone... to Honey], Eco Demolizioni addressed the critical issue of sustainability in post-earthquake reconstruction, engaging prominent institutional figures such as Guido Castelli, Extraordinary Commissioner for the 2016 Post-Earthquake Reconstruction, Stefano Babini, Commissioner of the Misa River, Carlo Zecchin from the Civil Protection of Rimini, and Nicolò Celli from the Con.Co.S. Consortium. The event was further enriched by an artistic contribution from Emanuele Giorgi, an expert in the creative recovery of materials.

Reaffirming its educational commitment to younger generations, Eco Demolizioni also organized the cultural event "**Il Gabbiano Jonathan Livingston**" [Jonathan Livingston Seagull] a theatrical performance dedicated to the Biotechnology students of Rimini's Pascal-Comandini Technical Institute. Directed and narrated by Luca Violini, with original music by Gabriele Esposto and lighting design by Riccardo Vitali, the performance invited students to overcome the limits of conventional thinking and imagine new possibilities for the future.

Throughout the event, Eco Demolizioni also showcased cutting-edge equipment used at its construction sites, such as the CAT-120 Motor Grader, which will be deployed in the Cortina-Milan 2026 Olympic Games project, and the MH3022/MH3024 Material Handler, symbolizing the Company's pursuit of operational efficiency with reduced environmental impact.

Also on display was the new RHINOZ suction excavator, currently in use for the redevelopment of the housing complex in Via Boncompagni 71 in Rome, in collaboration with Renco.





3

GOVERNANCE

- #Organisational structure
- #Sustainability governance
- #Business culture
- #Integrated Management System
- #Digital evolution of business processes
- #Customer Orientation
- #Supply chain



Towards continuous improvement

ORGANIZATIONAL STRUCTURE

Eco Demolizioni adopts a formalized organizational structure, regulated through statutory bodies and clearly defined procedures that regulate its operation. Responsibilities are distributed across the corporate bodies provided for in the Articles of Association: the Shareholders' Meeting, the Board of Directors (BoD), and the Board of Statutory Auditors. By applying shared standards and ensuring efficient decision-making processes, the company is committed to responsible management, the mitigation of business risks, and the creation of shared value for its external stakeholders.

Our organization is characterized by expertise, thorough preparation, and strong engagement in business activities. The formalization of the governance framework, the transition to a Benefit Corporation, and the adoption of an integrated management system represent fundamental tools that enable us to pursue continuous improvement and operate effectively, with management practices rooted in respect for the environment and the community.

Cristina Fabrianesi,
General Manager

Corporate Governance

The Shareholders' Meeting is composed of all shareholders holding voting rights and is responsible for appointing the Board of Directors and approving the annual financial statements.

The Board of Directors consists of 3 members, including the Chairman and 2 directors. Appointed for the first time on September 21, 2023, the directors will remain in office until their appointment is revoked by the Shareholders' Meeting. All directors serve as the legal representatives of the company.



Composition of the Board of Directors [BP 2]

Name	Role	Independence	Permanence in office	Genre
Alberto Ticchi	President	No	2023-2026	M
Daniele Sarti	Vice- President	No	2023-2026	M
Alvaro Cucchi	Director	Yes	2023-2026	M

Concurrently with the appointment of the BoD, the Shareholders' Meeting confirmed the role of the sole auditor, responsible for overseeing compliance with the law and the Articles of Association, the adequacy of the administrative and accounting organization, and the company's proper administration. Eco Demolizioni has also adopted a system of delegated powers, defined on the basis of a structured risk assessment, in order to ensure effective and responsible operational management.

In 2024, the Board of Directors appointed Giacomo Ticchi, formerly Technical Director, as Impact Manager. In accordance with current regulations concerning Benefit Corporations, he is responsible for defining the company's sustainability objectives in alignment with its public benefit goals, as well as evaluating the results achieved over time in relation to the commitments made.

The whistleblowing procedure

In accordance with Legislative Decree 24/2023, the company has implemented a whistleblowing procedure that allows its stakeholders to submit anonymous reports concerning potential crimes or irregularities. The aim of this system is to promote transparency, ethics and compliance, while ensuring full protection for whistleblowers against any form of retaliation or discrimination.

The Decree provides for the possibility of submitting reports through both internal channels, managed directly by the company, and external channels, overseen by the National Anti-Corruption Authority (ANAC), which may intervene in the event of inaction.

To this end, Eco Demolizioni has made a dedicated whistleblowing form available - also accessible via its corporate website. Once completed, the form can be submitted to the Supervisory Board (SB) via dedicated email, postal service, or delivery agency. In 2024, no reports were received through the whistleblowing channels activated by the Company.

Code of Ethics

Eco Demolizioni has adopted its own **Code of Ethics**, in accordance with the provision of Legislative Decree 231/2001. The Code defines the standard of conduct that employees, associates and partners are required to follow in business transactions with the Company. These standards are based on the concepts of **honesty and fairness, legality, responsibility, transparency, respect for the individual and equal opportunities, safety, health protection and working conditions, environmental protection and sustainable development**.

The Code is addressed to all BoD members, senior managers, collaborators, employees and all third party engaged in contractual relations with the company. It is publicly available on the corporate website and is shared with all recipients through appropriate communication channels. To foster awareness and alignment with its ethical principles, Eco Demolizioni has implemented a periodic training and communication plan targeting its workforce, aimed at disseminating the contents and values expressed in the Code.

To support the implementation of the Code of Ethics, the company has also formalized an **internal control system** based on shared responsibility across all levels of the organizational structure. Each individual, within the scope of their role, contributes to the definition and effective operation of this system, reinforcing the culture of integrity and accountability.

Fighting corruption

[ESRS Requirement B11]

Eco Demolizioni has adopted its own Anti-Corruption Policy, which provides for the implementation of a Management System for the Prevention of Corruption, whose continuous improvement is entrusted to the Governing Body, with the active involvement of all corporate functions and business partners.

To ensure the effective functioning of this system, the Company has appointed a **Compliance Function for the Prevention of Corruption (FCPC)**, an independent body tasked with:

- Overseeing the design, implementation and updating of the Policy;
- Providing advice and guidance to staff on the content and application of Policy;
- Reporting to senior management on the effectiveness and progress of Policy;
- Handling any reports of Policy violations and/or alleged corruption offenses, including conducting subsequent investigations.

In 2024, no incidents of corruption - whether active or passive - were recorded within the Company.

THE INTEGRATED MANAGEMENT SYSTEM

Eco Demolition has formalized the Integrated Policy for Quality, Environment, Occupational Health and Safety, and Road Traffic Safety, in which the Company reaffirms its commitment to pursuing:

- legislative compliance in occupational health and safety, road traffic safety, environment and quality;
- environmental protection and pollution prevention through the mitigation and minimization of environmental impacts resulting from its activities, including through constant monitoring and improvement of machinery and means of operation;
- the dissemination of a culture of safety at work and road traffic;
- the design and implementation of services suitable for customer and stakeholder satisfaction.

Eco Demolizioni has been a certified company since 2007, having obtained UNI EN ISO 9001 certification for its Quality Management System. Starting in 2021, following a comprehensive review of its organizational processes and operating dynamics, the Company extended its certification portfolio to include Environmental Management, Occupational Health and Safety, and Road Traffic Safety. All certifications were successfully renewed in 2024, confirming the Company's ongoing commitment to continuous improvement and compliance with international standards.

Certification	Description	Sites and year of certification renewal
 9001:2015 Quality ISO 9001:2015	Defines the minimum requirements that an organization's Quality Management System must demonstrate that it meets to ensure the level of product and service quality.	2024 • Registered office (Via San Martino in Riparotta, Rimini) • Santarcangelo plant (via Bianchi, Santarcangelo di Romagna). • Coriano plant (via Raibano, Coriano)
 14001:2015 Environment ISO 14001:2015	Environmental management standard that establishes the requirements of an environmental management system for an organization.	2024 • Registered office (Via San Martino in Riparotta, Rimini) • Santarcangelo plant (via Bianchi, Santarcangelo di Romagna). • Coriano plant (via Raibano, Coriano) • Jesi plant (via della Barchetta, Jesi) • Headquarters to support logistics (Via del Lavoro, Cervia) • Location to support logistics (via Fattori, Senigallia) • Secondary administrative headquarters (via del Carpino, Santarcangelo di Romagna)
 37001:2016 Corruption ISO 37001:2016	Defines the requirements of a management system designed to help an organization prevent, detect and address corruption by promoting an ethical and transparent corporate culture.	2024 • Registered office (Via San Martino in Riparotta, Rimini) • Santarcangelo plant (via Bianchi, Santarcangelo di Romagna). • Coriano plant (via Raibano, Coriano) • Jesi plant (via della Barchetta, Jesi) • Headquarters to support logistics (Via del Lavoro, Cervia) • Secondary administrative headquarters (via del Carpino, Santarcangelo di Romagna) • Urbania Quarry (Via del Riscatto, Urbania)
 39001:2016 Road Safety ISO 39001:2016	Management system to ensure proper implementation aimed at road safety.	2024 • Registered office (Via San Martino in Riparotta, Rimini) • Santarcangelo plant (via Bianchi, Santarcangelo di Romagna). • Coriano plant (via Raibano, Coriano) • Jesi plant (via della Barchetta, Jesi) • Headquarters to support logistics (Via del Lavoro, Cervia) • Location to support logistics (via Fattori, Senigallia) • Secondary administrative headquarters (via del Carpino, Santarcangelo di Romagna) • Urbania Quarry (Via del Riscatto, Urbania)
 45001:2018 Workers' Health and Safety ISO 45001:2018	Establishes formal procedures for managing worker health and safety.	2024 • Registered office (Via San Martino in Riparotta, Rimini) • Santarcangelo plant (via Bianchi, Santarcangelo di Romagna). • Coriano plant (via Raibano, Coriano) • Jesi plant (via della Barchetta, Jesi) • Headquarters to support logistics (Via del Lavoro, Cervia) • Location to support logistics (via Fattori, Senigallia) • Secondary administrative headquarters (via del Carpino, Santarcangelo di Romagna) • Urbania Quarry (Via del Riscatto, Urbania)

Eco Demolizioni holds 11 SOA Certifications, the Certifications of Qualification for participation in tenders for the execution of public works contracts. In 2024, the Company also appointed Giacomo Ticchi as its technical director.

SOA Certification	Description	Ranking ¹²
OG 1	Civil and industrial buildings	Ranking IV -BIS (up to € 3.500.000)
OG 3	Roads, motorways, bridges, viaducts, railways, underground railways	Ranking V (up to € 5.165.000)
OG 6	Aqueducts, gas pipeline, oil pipelines, irrigation and drainage works	Ranking IV (up to € 2.582.000)
OG 7	Maritime works and dredging works	Ranking III (up to € 1.033.000)
OG 8	River, defence, hydraulic engineering and drainage works	Ranking III (up to € 1.033.000)
OG 10	Systems for high to medium voltage transformation and electricity distribution in alternating and direct current, and public lighting installations	Ranking I (up to € 258.000)
OS 1	Earthworks	Ranking V (up to € 5.165.000)
OS 6	Finishing of general building and technical works	Ranking I (up to € 258.000)
OS 21	Special structural works	Ranking IV -BIS (up to € 3.500.000)
OS 23	Demolition of works	Ranking IV -BIS (up to € 3.500.000)
OS 26	Special paving and superstructure	Ranking II (up to € 516.000)

12. The qualification classifications of the SOA certificates are 10 and are identified by a Roman numeral and a corresponding countervalue, expressed in euros. They entitle the company to participate in contracts for amounts equal to the relevant classification increased by one fifth (i.e. increased by 20%)

DIGITAL EVOLUTION OF BUSINESS PROCESSES

In 2024, Eco Demolizioni defined the **IT Strategic Plan 2024-2025**, acknowledging the opportunities arising from advanced data management aimed at improving business processes and ensuring information security.

Throughout the year, the Plan has guided the company in the implementation and adoption of technologies designed to strengthen digitalization and the cybersecurity framework.

Among the most significant initiatives is the migration to **Google Workspace**, which enabled the centralization of data storage and cloud back-up of corporate communications via **Google Drive**. Concurrently, a **corporate intranet** was developed, integrated with an IT service request management system utilizing Single Sign-On (SSO) authentication, thereby simplifying access to digital resources.

Further strategic initiatives are planned for completion in 2025. The corporate network will be segmented into eight **Virtual Local Area Networks (VLANs)**, allowing the division of a physical network into multiple independent logical segments to mitigate potential damage in the event of cyberattacks. Network diagrams will be developed to support the IT team, and the enterprise management system will be enhanced, **focusing on the integration of systems dedicated to the management of Industry 4.0 assets.**

Additionally, dedicated virtual machines will be introduced to ensure greater resilience in case of incidents, contributing to the implementation of a comprehensive **disaster recovery plan**.

To enhance skills on the topic, Eco Demolizioni provided 6 employees with an 80-hour course each on digital integration of business processes, in which training and information was provided on preventing cyber incidents, as well as identifying potential benefits from the advanced use of already available tools such as artificial intelligence, the Office package, and Google Workspace.

As part of the digitization of the services it offers, starting in 2019 Eco Demolizioni has implemented a **three-dimensional modelling system of the construction site**, which makes it possible to recreate a virtual work area.

Through the use of a drone, Eco Demolizioni is able to generate three-dimensional models and photorealistic images, so as to have an accurate and detailed visualization of the construction site. This facilitates the planning of the demolition activity by going to provide an overall and detailed view of the building to be demolished, as well as the surrounding area, with obvious benefits in terms of work safety and precision in the activity.

Our push toward digitization and cybersecurity stems from the realization that technological innovation must go hand in hand with trust in the people and skills on which our daily operations are based. For this reason, we invest not only in advanced digital infrastructure, but also in the growth of our internal resources and collaborations with reliable partners, in order to face the challenges of the future together and securely.

Omar Fusini,
Chief Digitization Officer





The geographical distribution of construction sites followed by Eco Demolizioni.

CUSTOMER ORIENTATION

Eco Demolizioni operates with the primary objective of meeting the needs of its clients and business partners. Starting from the requirements of the client, the company is committed to delivering high-quality results within agreed timelines, without compromising the health and safety of all individuals involved in the production activities, and ensuring compliance with environmental considerations through innovative solutions and equipment.

Over 150 construction sites were activated in 2024, more than half of which had a public client.

In recent years, awareness has grown regarding the importance of integrating environmental and social criteria into public procurement requirements. This trend reflects the commitment of public institutions to promoting sustainable and responsible practices within public procurement and services. As a result of its commitment and adopted policies, Eco Demolizioni is able to respond effectively to these requirements, ensuring compliance with the social and environmental standards required for participation in tenders, including the Minimum Environmental Criteria (CAM).

Eco Demolizioni is committed to understanding and assessing customer satisfaction through direct inquiries aimed at identifying strengths and potential areas for improvement in the management of business activities. In 2024, the survey involved nearly all key clients, achieving an overall average score exceeding 8 out of 10, which serves as a baseline for pursuing excellence.

For us, quality originates from attentive listening and continuous improvement. Combining innovation and sustainability means effectively addressing client needs while contributing to a more responsible future.

Daniela Cirone,
Quality Manager

THE SUPPLY CHAIN

Eco Demolizioni recognizes the importance of responsible supply chain management as fundamental for creating shared value and reducing the company's risk profile. Accordingly, the company is committed to maintaining long-term relationships with suppliers based on principles of fairness, sustainability, and equity. The evaluation and management process of the supplier and subcontractor portfolio is continuously monitored and subject to periodic updates. In 2024, Eco Demolizioni established a supplier registration process that integrates the collection of not only administrative and fiscal information but also sustainability-related data. The registration form includes sections dedicated to verifying quality and environmental certifications, such as UNI EN ISO 9001:2015 and UNI EN ISO 14001:2015, ensuring that partners comply with high standards of management and environmental protection. Furthermore, suppliers are required to comply with Legislative Decree No. 231/2001, which governs corporate administrative liability and promotes ethical and sustainable practices.

This procedure enables Eco Demolizioni to collaborate with companies that share its values in terms of quality, safety, and social responsibility, thereby contributing to a more structured and transparent approach to supply chain management.

The Company supports local suppliers, located in different areas of the country and selected according to the criterion of proximity to construction sites. Out of the 240 active suppliers of raw materials, 73% are based in Romagna and the northern area of Marche.

Our business growth would not have been possible without the trusting relationships and mutual collaboration established with the suppliers in the regions where we operate. For this reason, we choose to continue partnering with trusted companies and professionals on whom we have always been able to rely.

Cristiano Battistini,
Purchasing Manager





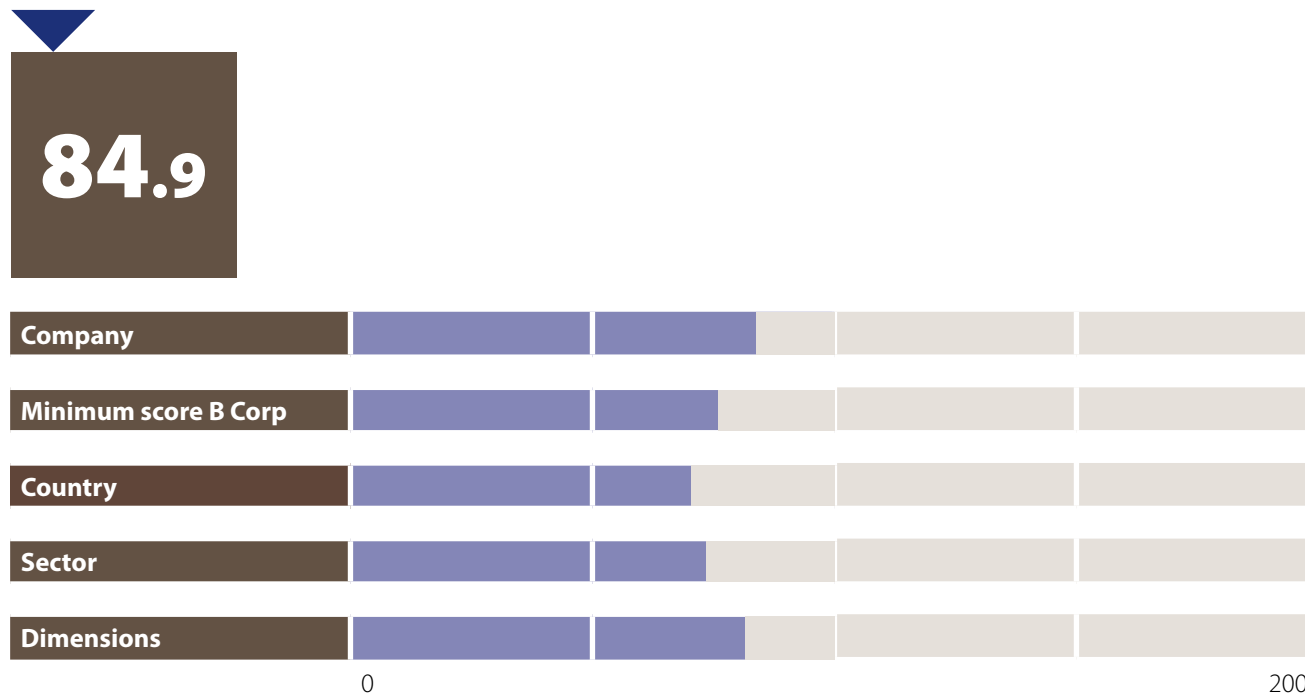
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MEASURING OUR IMPACT

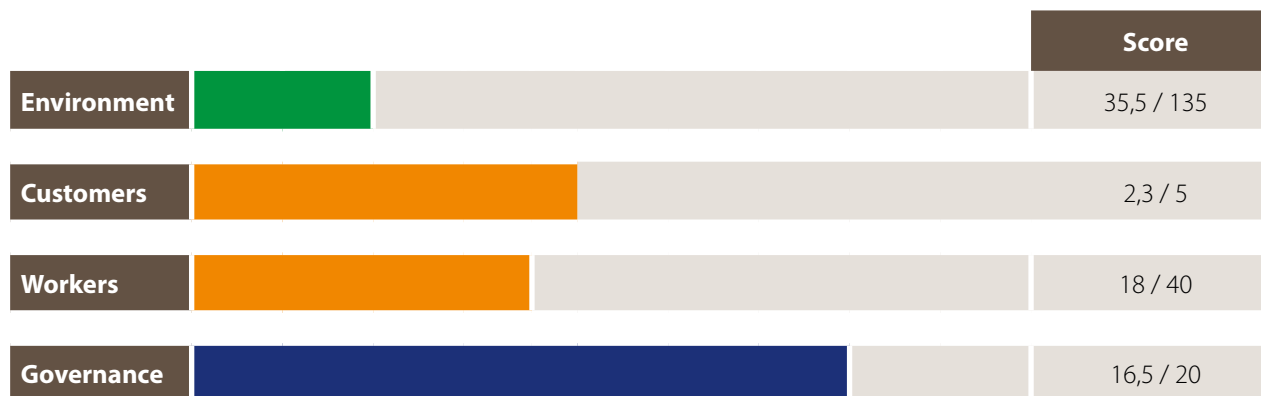
MEASURING OUR IMPACT

To measure and report the impact generated both internally and externally to the organization, in compliance with the obligations associated with its Benefit Corporation status, Eco Demolizioni completed the **B Impact Assessment** questionnaire for the first time. This third-party evaluation tool enables the measurement of the Company's impact across various areas, including Environment, Governance, Workers, Community, and Customers.

Following the assessment, Eco Demolizioni achieved an overall score of **84.9**, exceeding the average of other companies participating within the same country category, sector, and size. This measurement process has enabled the company to continuously monitor these parameters, providing valuable insights for the short-, medium-, and long-term objectives identified.



Measuring the impact of Eco Demolition





2030 Goals

The following pages summarize the objectives defined by Eco Demolizioni for each purpose of common benefit, along with contextual information emphasizing the importance for a company to assess itself and set goals on these matters. Additionally, a brief overview of the initiatives and actions implemented in 2024 to pursue these objectives is provided.

1

Purposes of common benefit

Safeguarding the environment, marine, terrestrial and riverine, and their biodiversity, enabling circular economy models and contributing to the common goals of reducing greenhouse gas emissions.

Medium- to long-term objectives

2025: Increase the capacity of tonnes of waste that can be managed at the Santarcangelo di Romagna plant, also in anticipation of possible emergency situations..

2027: Authorise 100 per cent of the fixed installations to manage sand from the beach.

2030: Double the tonnes of waste transformed into Secondary Raw Materials (MPS) directly on site compared to 2024.

Why is it important?

Key facts and figures from the scenario



1°

Italy's position in the EU in monitoring circularity performance according to the EC¹

45%

the potential contribution to decarbonisation offered by adopting of circular models²

Progress to 2024

- The authorisation process started.
- As at 31.12.2024, 33% of Eco Demolition's plants are licensed to handle sand.
- Eco Demolizioni recovered on site about 90,000 tonnes of waste out of a total of about 270,000.
- A new mobile on-site waste management plant was authorised, adding to the existing 10.

1. Circular Economy Network, 6th report on the circular economy in Italy (2024)
2. Global Circularity Gap, 2022

[Read more on page 24](#)

2

Purposes of common benefit

Creating working environments participative and capable of valuing people, through lasting relationships that generate well-being in Eco Demolitions taking into account attitudes, characteristics, needs and ambitions.

Medium- to long-term objectives

2028: Nurture staff welfare through the activation of a Welfare Plan.

2030: Reach 90% of employees through awareness-raising events on the importance of prevention and personal health promotion through collaboration with the occupational physician in charge.

Why is it important?

Key facts and figures from the scenario



+21%

the increase in productivity experienced by companies with high employee involvement³

87%

of workers aged between 18 and 24 expect that the employer supports them in work-life balance⁴

Progress to 2024

- The first welfare initiatives have been identified and activated:
 - o Recognition of a meal voucher (blue collar workers) or shopping voucher (employees).
 - o Extension of life insurance cover to all employees.
 - o Introduction of a variable remuneration system for certain senior figures.
- Initial hypotheses were formulated regarding partners and associations to be involved, following the donation, in 2023, to the Associazione Crisalide, committed to supporting women who have undergone breast cancer surgery, for the purchase of an ultrasound scanner for the Senology Outpatient Clinic in Cattolica.

³. Engagedly, 'Impact of Employee Engagement on Productivity (2022)
⁴. WebinarCare, 'Employee Engagement Statistics 2023 (2024)

Read more on page **42**

3

Purposes of common benefit

Improving the quality of work, promoting equal opportunities, creating employment, enhancing the socio-economic sector and increasing scientific skills for greater environmental awareness.

Medium- to long-term objectives

2026: Increase non-compulsory training hours by 10% in 2026 compared to 2024.

Why is it important?

Key facts and figures from the scenario



+50%

the increase in Europe over the last 10 years in the incidence of jobs in which skills are changed for the transition⁵

74%

the share of European SMEs reporting a skills shortage in at least one role in their company⁶

Progress to 2024

- Approximately 3,800 hours of specific and voluntary training were provided. Training activities mainly focused on occupational safety, technical-operational updating and environmental management of inert waste, with an increasing focus on digitisation and organisational development.

⁵ OECD, OECD Employment Outlook 2024: The Net-Zero Transition and the Labour Market (2024)
⁶ Flash Eurobarometer 529 European Year of Skills (2023)

Read more on page 45

4

Purposes of common benefit

Establishing positive relationships and lasting relationships with communities and the territories in which the company operates, generating and distributing value in the territory, and putting experience and professionalism in the event of disasters and natural catastrophes.

Medium- to long-term objectives

2030: Involve a total of 8 schools in the surrounding area on educational and workschool alternation projects, opening the company's doors to local communities.

Why is it important?

Key facts and figures from the scenario



+51%

the share of citizens in Italy with a low level of literacy climate⁷

5%

Italian citizens who think their country is coping very well with climate change⁸

Progress to 2024

- The first plant visit was organised for some civil engineering students of the University of Bologna at its plants, to share, as a case study, the good practices on circular economy promoted by Eco Demolitions.

- Biotechnology students from the Pascal-Comandini Technical Institute in Rimini attended the Ecomondo event 'The Jonathan Livingston Seagull', a theatrical performance aimed at demonstrating Eco Demolizioni's commitment to promoting the culture and education of the new generations.

7. Climate fatigue, Allianz Climate Literacy Survey (2023)
8. UNDP, Peoples' climate vote 2024

Read more on page 47

5

Purposes of common benefit

Pursuing satisfaction customers and other stakeholders through the systemic management of its impacts and using organisational management and control models.

Medium- to long-term objectives

2030: Develop a Supplier Register, integrating sustainability criteria into the evaluation and selection process.

2030: 100% involvement of customers in evaluation processes of Eco Demolition's work.

Why is it important?

Key facts and figures from the scenario



1°

Italy's position in the EU ranking for dissemination of certifications from ISO standards⁹

>700

the number of companies in Italy that will be affected by due diligence obligations on the supply chain imposed by CS3D¹⁰

Progress to 2024

- The company restructured its supplier registration process, integrating not only the collection of administrative and fiscal information, but also sustainability-related information, such as the adoption of certified Management Systems on quality (ISO 9001), environment (ISO 14001) and health and safety (ISO 45001).
- The company surveyed most of its key customers in a satisfaction questionnaire, obtaining an average score of over 8.

⁹ The ISO Survey 2021 (2022)

¹⁰ Directive (EU) 2024/1760 of the European Parliament and of the Council on a business duty of care for sustainability.

Read more on page 58

6

Purposes of common benefit

Adopt and promote the principles of Benefit Societies and the circular economy,

spreading well-being in the territories and, in organisations and individuals, the importance of creating of shared value and environmental sustainability.

Medium- to long-term objectives

2025: Implementation and consolidation of a sustainability governance system.

Why is it important?

Key facts and figures from the scenario

**+8,8%**

the difference in productivity between Benefit and Non-Benefit Companies in Italy in 2023 (62,000€ for employee vs. 57,000)¹¹

27%

of the MID CAP companies listed on the Milan Stock Exchange do not have an organisational framework for sustainability management¹²

Progress to 2024

- Pursuant to Law No. 208 of 28 December 2015, the Board of Directors has appointed an Impact Manager, who will ensure the pursuit of the goals of common benefit by coordinating and overseeing the execution of sustainability objectives.

- Eco Demolitions has started a process of defining multi-level roles and responsibilities within its Sustainability Governance Model that will be approved by the Board of Directors in 2025.

11. Assobenefit, National Research on Benefit Societies (2024)
12. TEHA, Corporate Governance Observatory Report (2023)

Read more on page **53**

7

Purposes of common benefit

Investing in research and innovation, with a focus on the circular economy and renewable energies, as well as on what can serve the common benefit of Eco Demolitions.

Medium- to long-term objectives

2030: Digitise internal business processes on site and in administrative offices.

Why is it important?

Key facts and figures from the scenario



€61 mld

the increase in added value, as a country system, derivable from the digitisation of Italian companies¹³

20%

emission reductions achievable through the large-scale adoption of 33 digital technologies¹⁴

Progress to 2024

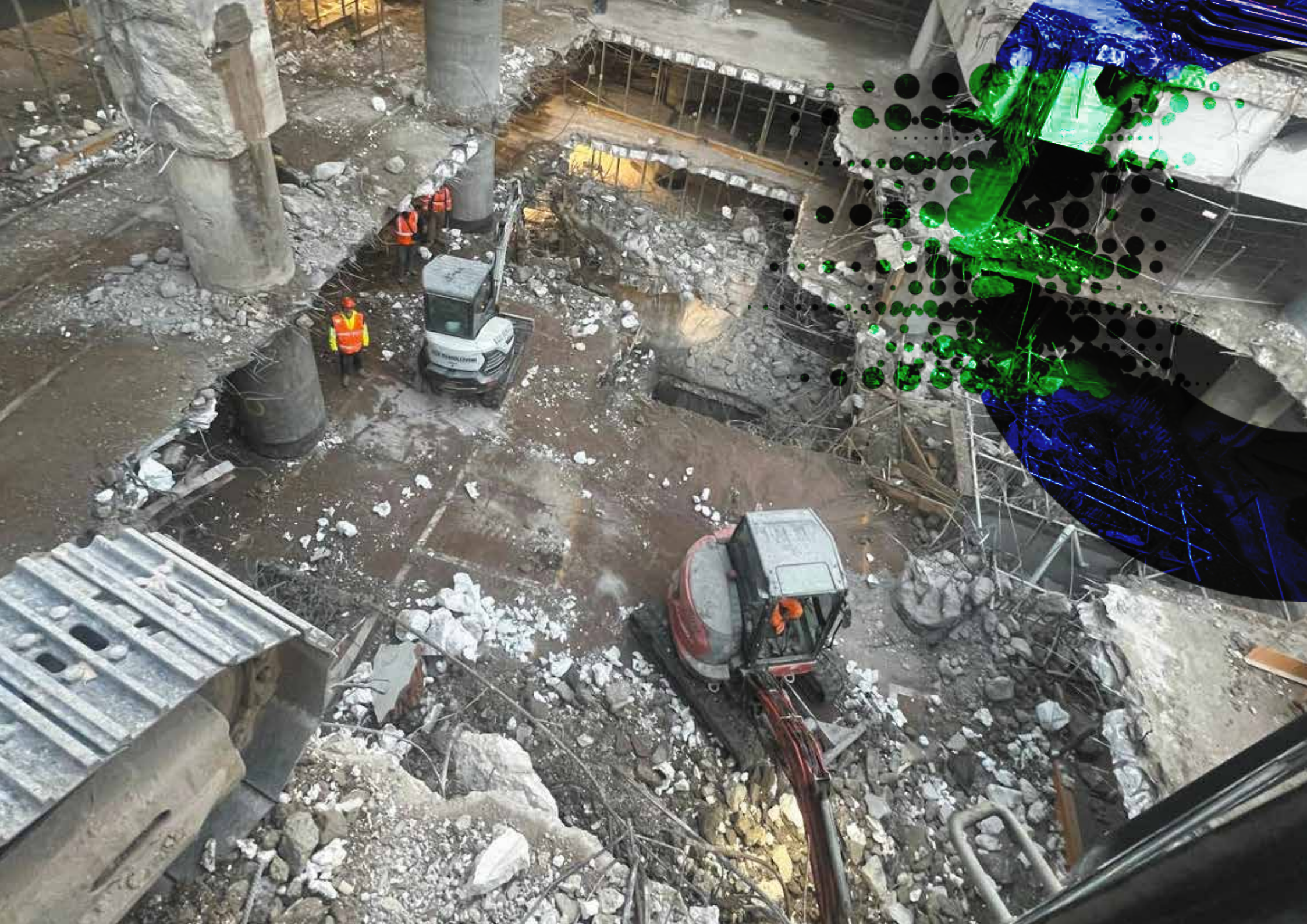
- The IT Strategic Plan 2024-2025 was approved by the digitisation department, in which the main lines of action for the next two years were identified and which lays the foundation for an ongoing focus on the digitisation of processes and tools to 2030.

- Eco Demolitions implemented the switch to Google Workspace, the use of Google Drive for storing company communications, and the development of a company intranet.

13. TEHA Group, AI 4 Italy - Impacts and Perspectives of Generative Artificial Intelligence for Italy and Made in Italy (2023)

14. World Economic Forum, Accenture Analysis (2022)

Read more on page **56**



METHODOLOGICAL NOTE

[ESRS Requirement B1]

The publication of the 2^a edition of Eco Demolizioni's Sustainability Report reaffirms the commitment to transparently communicate economic, environmental, and social results achieved to its stakeholders. The reporting period covers the **fiscal year 2024** (January 1, 2024 – December 31, 2024) and aligns with the scope of the Financial Statements. Where available, comparisons with key data from the previous year are provided to offer a performance benchmark over time.

This document also includes the Impact Report, prepared in accordance with Italian Law no. 208 of December 28, 2015, paragraphs 376-384, which requires Benefit Companies to report and plan the impact generated in relation to the specific common benefit purposes set forth in the company's bylaws. The Impact Report insert details the location of initiatives, impacts, and objectives of Eco Demolizioni with respect to the seven common benefit purposes.

Said Report was prepared in accordance with the European standard for small and medium-sized enterprises (SMEs) voluntarily reporting their non-financial performance, known as the **Voluntary European Sustainability Reporting Standard for non-listed Small- and Medium-Sized Enterprises (VSME ESRS)**, developed by EFRAG and published on December 12, 2024. Specifically, Eco Demolizioni has selected Option B, which entails the adoption of the Base Modules and the Comprehensive Module. In alignment with the requirements of the European Single Standard ESRS, adopted by all large companies in Europe, Eco Demolizioni has identified the most significant topics for the organization in its relationships with the environment, economy, and people.

These topics were assessed based on the impacts generated on the external context (**impact materiality**) and those incurred (**financial materiality**). For each topic, impacts, risks, and opportunities (IRO) related to Eco Demolizioni's activities have been identified with a double relevance assessment, evaluating both the impacts generated and those experienced.

Impact materiality

Following an analysis of the sustainability context, its value chain, and stakeholder expectations, Eco Demolizioni has identified the main positive and negative impacts, both current and potential, generated and incurred along the value chain. Each impact was subsequently subjected to a preliminary assessment aimed at determining its significance based on four parameters: magnitude, scope, irreversibility of the negative impact, and the likelihood of occurrence of such impacts.

Financial materiality

A sustainability issue is considered financially material if it generates risks or opportunities that influence a company's financial position. Eco Demolizioni has analyzed a series of risks and opportunities, whose relevance was assessed by combining the potential magnitude of their financial effects with the likelihood of their occurrence. **The outcome of this analysis enabled the identification of the most significant topics for Eco Demolizioni.**

Eco Demolizioni's relevant topics

Relevant issues	Impact materiality		Financial materiality	
E1 – Climate Change: Mitigation and energy efficiency	+	Reducing emissions by implementing more efficient logistics and fleet initiatives	+	Reduced operating and maintenance costs through more efficient fleet management
	–	High energy consumption due to the constant use of heavy equipment needed to carry out core business activities	–	Increased costs due to rising fleet fuel prices and environmental class regulations
E5 – Circular Economy: Waste management	+	Mitigation of negative land effects through proper waste management	+	Reputational benefits for being recognized as a “best practice” for waste management
	–	High generation of waste derived from demolition and excavation activities	–	Risk associated with exposure to increased operational and administrative costs of waste management and transportation
S1 – Own work force: Wellness and skills development; Health and safety	+	Training the skills needed for highly specialized work through investment in training	+	Increased attractiveness and entry of new talent through an inclusive work environment and corporate culture
	–	Negative impact on work-life balance due to high workloads	–	Social and reputational damage associated with any increase in the frequency and severity of workplace injuries
S2 – Workers in the value chain: Suppliers and customers	+	Reduction of health and safety risks in subcontracting companies due to supervision activities in this regard	+	Increased corporate reputation through proper health and safety supervision in companies
	–	Public health impact due to accidents in subcontractors handling hazardous substances (e.g., asbestos)	–	Reputational risk and potential costs due to failure to guard against negative externalities in the value chain
S3 – Affected Communities: Local Community	+	Donations and sponsorships to local sports clubs and charities	+	Corporate recognition through the implementation of public works and participation in trade fair events
	–	Risks to the community adjacent to construction sites if high standards of health and safety are not ensured in the conduct of activities	–	Reputational risk due to lack of knowledge of non-hazardous waste demolition and recovery activity
G1 – Business Conduct: Sustainability Governance	+	Better oversight of its sustainability impacts through commitments made as a Benefit Corporation	+	Reputational benefits from voluntary commitments to transparency and management of its impacts
	–	Possible involvement of an employee or manager in acts of active or passive corruption	–	Possible reputational damage in case of corruption incidents

ESRS TABLE OF CONTENTS

Basic Module - General Information

ESRS code	Disclosure	Location (or information)
B1 – Basics for preparation	B1 (a) – Option used for reporting	§ Methodological note
	B1 (b) – Omission of information	N/A
	B1 (c) – Reporting scope	The reporting scope includes Eco Demolizioni S.r.l. alone.
	B1 (d) – List of subsidiaries included in the reporting scope	N/A
	B1 (e) – Other information	(I) Eco Demolizioni is a Benefit Corporation under the 2016 Stability Law (No. 208 of Dec. 28, 2015). (II) ATECO Code: 431200 Construction site preparation and landscaping. (III) 28,418,618 (IV) § Economic and financial results (V) § Our team (VI) § Solid roots, ever new horizons (VII) § Solid roots, ever new horizons
B2 – Future practices, policies and initiatives for the transition to a more sustainable economy	B2 - Practices, policies and future initiatives for transitioning to a more sustainable economy	Information on practices, policies, and initiatives aimed at transitioning to a more sustainable economy is provided throughout the document in correspondence with the topic covered.
B3 – Energy and greenhouse gas emissions	B3 – Energy and greenhouse gas emissions	§ Energy consumption and atmospheric emissions
B4 – Air, water and soil pollution	B4 - Pollution of air, water and soil	The company does not emit pollutants during its operations, the emission of which must be reported to the relevant authorities.

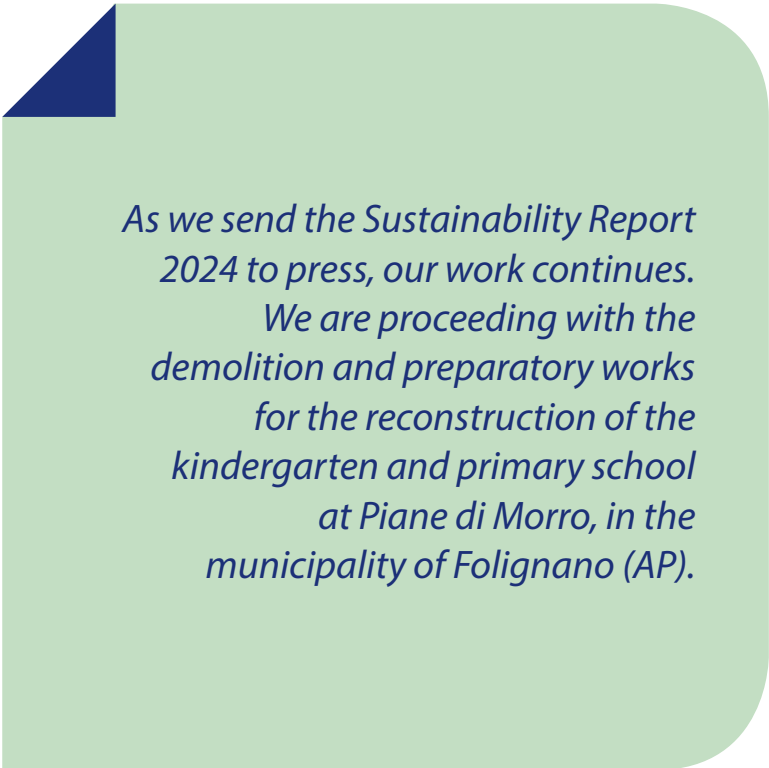
ESRS code	Disclosure	Location (or information)
B5 – Biodiversity	B5 (a) - Operational sites and facilities located near or close to biodiversity sensitive areas	§ Biodiversity and water consumption
	B5 (b) - Metrics related to land use change	Not applicable as the company does not carry out land use change activities
B6 – Water	B6 - Water withdrawals, consumption and discharges	§ Biodiversity and water consumption
B7 - Resource use, circular economy and waste management	B7 (a) – Waste generated	§ Circular economy
	B7 (b) – Waste for recycling or reuse	§ Circular economy
	B7 (c) - Resource inflows	§ Circular economy
B8 – Workforce - General characteristics	B8 (a) - Total number of employees by type of contract	§ Our team
	B8 (b) - Total number of employees by gender	§ Our team
	B8 (c) - Total number of employees by country	§ Our team
B9 - Workforce - Health and Safety	B9 (a) - Number and frequency index of recordable occupational injuries	§ Health and safety
	B9 (b) - Number of deaths due to occupational accidents and occupational diseases	§ Health and safety
B10 - Workforce - Remuneration, collective agreements, and training	B10 (a) - Ratio of remuneration to minimum wage	The company operates only in countries that do not have a minimum wage. All employees are covered by national collective bargaining agreement (CCNL).
	B10 (c) - Percentage of employees covered by collective bargaining	§ Our team
	B10 (d) - Average number of training hours per employee	§ Training and skills development
B11 – Business Conduct	B11 - Convictions and penalties for corruption cases	§ Fighting corruption

Comprehensive Module

ESRS code	Disclosure	Location (or information)
C1 - Strategy: business model sustainability – related initiatives	C1 (a) - Description of significant groups of products and/or services offered	§ Full-scale commitment in the infrastructure sector
	C1 (b) - Description of significant markets in which the company operates	§ Full-scale commitment in the infrastructure sector
	C1 (c) - Description of key business relationships	§ Full-scale commitment in the infrastructure sector
	C1 (d) - Description of the key elements of the strategy related to sustainability	§ Full-scale commitment in the infrastructure sector
C2 - Description of future practices, policies and initiatives for a transition to a more sustainable economy	C2 (a) - Description of practices, policies and future initiatives for transitioning to a more sustainable economy	Information on practices, policies, and initiatives aimed at transitioning to a more sustainable economy is provided throughout the document in correspondence with the topic covered.
C3 - Emission Reduction and Climate Transition	C3 - GHG reduction targets and climate transition	To date, Eco Demolizioni has not yet established a transition plan or emission reduction targets.
C4 - Climate Risks	C4 - Climate risks	To date, Eco Demolizioni has not conducted a climate risk analysis.
C5 - Own Workforce - General Information	C5 (a) - Gender diversity at managerial level	§ Our team
	C5 (b) - Non-employee personnel	As of 12/31/2024, Eco Demolizioni has no non-employees working exclusively for the Company.

ESRS code	Disclosure	Location (or information)
C6 – Additional own workforce information - Human rights policies and processes	C6 (a) - Code of Conduct	Eco Demolizioni has adopted a Code of Ethics that defines the principles and values that the company applies in this regard.
	C6 (b) - Human rights policies	Eco Demolizioni has adopted a Code of Ethics that stipulates how in carrying out its business activities the company is committed to respecting human rights.
	C6 (c) - Reporting Mechanisms	§ The whistleblowing procedure
C7 – Severe negative human Rights Incidents.	C7 (a) - Human Rights Incidents	During the reporting period, the company did not record any such incidents in its workforce.
C8 - Revenues from certain sectors and exclusion from EU reference benchmarks	C8 (a) - Revenues from certain sectors	N/A
	C8 (b) - Exclusion from EU benchmarks	The company is not excluded from EU benchmarks.
C9 - Gender diversity ratio in governing body	C9 - Gender diversity in governing bodies	§ Corporate Governance

KNOWLEDGE PARTNER
TEHA GROUP



*As we send the Sustainability Report
2024 to press, our work continues.
We are proceeding with the
demolition and preparatory works
for the reconstruction of the
kindergarten and primary school
at Piane di Morro, in the
municipality of Folignano (AP).*



The document is submitted to the BOD
for review and is available on the website
www.ecodemolizioni srl.com.

For any further insights, requests for clarification
or suggestions, please contact
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ECO DEMOLITIONS

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