



DISCLOSURE MATERIALS

Certified B Corporations must complete a Disclosure Questionnaire to identify potentially sensitive issues related to the company (e.g. historical fines, sanctions, material litigation, or sensitive industry practices).

This component does not affect the company's score on the B Impact Assessment. If the company answers affirmatively to any items in the Disclosure Questionnaire and B Lab deems them to be material, the company must:

- 1) Be transparent about the disclosure issues identified on the company's public B Impact Report
- 2) Describe how the company has addressed this issue.
- 3) Demonstrate that management systems are in place to avoid similar issues from arising in the future.

In all cases, the Standards Advisory council reserves the right to refuse certification if the company is ultimately deemed not to uphold the spirit of the community.

In addition to the voluntary indication of sensitive issues in the Disclosure Questionnaire, companies pursuing Certification also are subject to background checks by B Lab staff. Background checks include a review of public records, news sources, and search engines for company names, brands, executives/founders, and other relevant topics.

Sensitive issues identified through background checks may or may not be within the scope of questions in the Disclosure Questionnaire, but undergo the same review process and are subject to the same possible review by the Standards Advisory Council, including ineligibility for B Corp Certification, required remediation, or disclosure.

This document contains a copy of the company's completed Disclosure Questionnaire and related disclosure documentation provided by the company.



DISCLOSURE QUESTIONNAIRE

Company Name: Lares CF SPA
Date Submitted: 08/23/2022

Industries & Products	Yes	No
Please indicate if the company is involved in production of or trade in any the following. Select Yes for all options that apply.		
Animal Products or Services		✓
Biodiversity Impacts		✓
Chemicals		✓
Company Explanation Of Disclosure Item Flags		✓
Disclosure Alcohol		✓
Disclosure Firearms Weapons		✓
Disclosure Mining		✓
Disclosure Pornography		✓
Disclosure Tobacco		✓
Energy and Emissions Intensive Industries	✓	
Fossil fuels		✓
Gambling		✓
Genetically Modified Organisms		✓
Illegal Products or Subject to Phase Out		✓
Industries at Risk of Human Rights Violations		✓
Monoculture Agriculture		✓
Nuclear Power or Hazardous Materials		✓
Payday, Short Term, or High Interest Lending		✓
Water Intensive Industries	✓	
Tax Advisory Services		✓

Supply Chain Disclosures	Yes	No
Please indicate if any of the following statements are true regarding your company's significant suppliers.		
Business in Conflict Zones		✓
Child or Forced Labor		✓
Negative Environmental Impact		✓
Negative Social Impact		✓
Other		✓

Outcomes & Penalties	True	False
Please indicate if the company has had any formal complaint to a regulatory agency or been assessed any fine or sanction in the past five years for any of the following practices or policies. Check all that apply.		
Anti-Competitive Behavior		✓
Breaches of Confidential Information		✓
Bribery, Fraud, or Corruption		✓
Company Explanation Of Disclosure Item Flags		✓
Company has filed for bankruptcy		✓
Consumer Protection		✓
Financial Reporting, Taxes, Investments, or Loans		✓
Hazardous Discharges Into Air/Land/Water (Past 5 Yrs)		✓
Labor Issues		✓
Large Scale Land Conversion, Acquisition, or Relocation		✓
Litigation or Arbitration		✓
On-Site Fatality		✓
Penalties Assessed For Environmental Issues		✓
Political Contributions or International Affairs		✓
Recalls		✓
Significant Layoffs		✓
Violation of Indigenous Peoples Rights		✓
Other		✓

Practices	True	False
Please indicate if the following statements are true regarding whether or not the company engages in the following practices. Check all that apply. If the statement is true, select "Yes." If false, select "No."		
Animal Testing		✓
Company/Suppliers Employ Under Age 15 (Or Other ILO Minimum Age)		✓
Company Explanation Of Disclosure Item Flags		✓
Company prohibits freedom of association/collective bargaining		✓
Company workers are prisoners		✓
Conduct Business in Conflict Zones		✓
Confirmation of Right to Work		✓
Does not transparently report corporate financials to government		✓
Employs Individuals on Zero-Hour Contracts		✓
Facilities located in sensitive ecosystems		✓
ID Cards Withheld or Penalties for Resignation		✓
No formal Registration Under Domestic Regulations		✓
No signed employment contracts for all workers		✓
Overtime For Hourly Workers Is Compulsory		✓
Payslips not provided to show wage calculation and deductions		✓
Sale of Data		✓
Tax Reduction Through Corporate Shells		✓
Workers cannot leave site during non-working hours		✓
Workers not Provided Clean Drinking Water or Toilets		✓
Workers paid below minimum wage		✓
Workers Under Bond		✓
Other		✓



B Corp Certification - Disclosure Questionnaire Documentation

PROVIDED BY:

Lares CF SPA

UPDATED AS OF:

08/23/2022

DISCLOSURE QUESTIONNAIRE CATEGORY	Environmentally Intensive Industries
TOPIC	Energy and Emissions Intensive Industries
SUMMARY OF ISSUE	As a real estate development company, Lares CF SPA operates in an industry in which energy and carbon emissions is a material environmental issue.
SIZE/SCOPE OF ISSUE (e.g. \$ financial implication, # of individuals affected)	100% of revenue of Lares CF SPA, comes directly from real state development industry
IMPACT ON STAKEHOLDERS	<p>Some of the practices that Lares CF SPA has taken to manage energy are:</p> <p>In construction projects measures are taken to reduce negative externalities in the construction process and then when the house is used.</p> <p>The former are measures taken to make the construction process more efficient and less demanding in terms of energy use and carbon emissions. In this sense, the main thing is that Lares CF SPA uses SIP panel to build the entire structure of the houses: floors, walls and roof. The benefit of this material is that they are prefabricated panels that are ordered to be made in a factory and assembled on site, they come dimensioned, with the door and window openings ready. This generates a decrease in the use of energy resources in the work, since less work is required on the ground for the assembly of the house, it is not necessary to be cutting the material, and, in addition, for this reason the generation of waste decreases. Although energy resources are used in the factory and there is a carbon footprint related to the manufacture of the material, this is less than what would be generated on site, since the factory has production lines optimized for this.</p> <p>On the other hand, the houses are also designed to be energy efficient when inhabited. The SIP panel itself is a thermal insulator, so the house will keep its interior temperature more stable in winter and summer, without less need for heating or A/C. In addition, it considers passive energy efficiency techniques in its design, prioritizing cross ventilation through opposite windows, so that the house stays cool in summer, the location and size of the openings (windows) are chosen according to the orientation of the house, in such a way as to prioritize natural lighting, reducing the use of electrical energy, and finally, all the appliances (oven, hob, thermos) are electric, designed so that in the future solar panels are installed and the house can function completely at home from the solar energy it captures.</p> <p>Company has not yet conducted an assessment of how it compares to others in the industry in terms of energy use and carbon emissions.</p>



B Corp Certification - Disclosure Questionnaire Documentation

PROVIDED BY: **Lares CF SPA** UPDATED AS OF: **08/23/2022**

DISCLOSURE QUESTIONNAIRE CATEGORY	Environmentally Intensive Industries
TOPIC	Water Intensive Industries
SUMMARY OF ISSUE	As a real estate development company, Lares CF SPA operates in an industry that is water intensive.
SIZE/SCOPE OF ISSUE (e.g. \$ financial implication, # of individuals affected)	100% of revenue of Lares CF SPA comes directly from real estate development industry
IMPACT ON STAKEHOLDERS	<p>Lares CF SPA water source depend on the type of project. Company develops two types of projects: one is construction, where they build houses for sale; and the second is land subdivision, where company buys a large piece of land that is subdivided and sold in lots.</p> <p>In construction projects, the water comes from the water company, consumption is minimal, since they are small-scale projects, constructions between 70 to 140m2, and are built ""dry"" (SIP panel or metalcom). Dry construction refers to the fact that the structure of the house is assembled without using water to glue or join the structure, this is when it is built with wood, metalcom or SIP panel. The other option is when building with concrete or masonry, for which water is needed to make the cement or mortar. For this reason, water consumption and its impact on the environment is very low in Lares CF's construction projects.</p> <p>In subdivision projects, where it is necessary to implement a water distribution system for the resulting sites, the company works with two sources. In areas without water stress and with abundant groundwater, a well is built and an APR is set up. Prior to this, a geophysical study of the groundwater and nearby wells is carried out to confirm that there are sufficient water resources for what the project demands. With this, the company ensures to not generate excess demand for water. In cases where there is water stress, and the groundwater is over-demanded, company has implemented a system of cisterns for all sites, which is filled with a tanker truck, and water is purchased from an authorized supplier, and thus reduce the impact on the zone.</p> <p>Currently, the company has a project that is in the Algarrobo district, classified as a water stress area. It is a project for the subdivision of urban lots, where 14 lots of 1000m2 will be built. Here, a geophysical study of the water tables and water rights was carried out, after which it was concluded that the area has very little water, insufficient for the project, and even if it had, due to the excess demand for water, there are no rights available to implement a well. For this reason, it was decided to make an independent drinking water distribution system, based on cisterns or water tanks, in such a way as not to continue stressing the groundwater. Here water is bought from tanker trucks that provide wells certified by the San Antonio health authority."</p>
IMPLEMENTED MGT PRACTICES	<p>The company has not determined its specific water intensity, neither how it compares to the industry. However, projects are still considered as low scale and intensity of water use.</p> <p>Lares CF has put in place two concrete measures about water consumption: In the case of construction projects, it was decided to use a ""dry"" construction system, as explained above, and in the case of subdivisions, when it has been in places with water stress, systems of independent water by means of cisterns.</p> <p>Additionally, in the subdivision projects, it will be established that only a treatment plant can be used for the sewage system, and prohibit the use of a septic tank. This system has two benefits: first, the waste that reaches the ground is processed to minimize its impact and potential contamination of the groundwater, and second, allows the reuse of gray water for irrigation and discharge of sanitary devices, to promote the reuse of water to the greatest extent possible.</p>