



## Lion Environmental's Statement of Qualification for Site Assessment

**As a trusted provider of comprehensive soil and groundwater quality assessments, adhering to both national legal requirements and international standards. Our expertise extends beyond the regulatory framework, offering expert evaluations of land quality that go above and beyond compliance.**

Our range of services includes Environmental Site Assessments and Environmental Due Diligence reporting. For property transactions, we meticulously collect and evaluate data, conducting intrusive investigations of soil, groundwater as well as soil vapour when necessary. Our assessments focus on identifying potential risks, long-term liabilities, and estimating the potential impacts on transaction costs. We pride ourselves on delivering clear, concise, and understandable reports that present our findings in logical terms.

In order to meet your specific needs we apply the most innovative and accurate site characterisation, Lion Environmental performs rapid and comprehensive assessments using tailored to your requirements. Our environmental reviews encompass five key information points, including the influence of environmental contaminants on national regulations, impacts to the property from past and present operations, geological and hydrogeological conditions in relation to contamination, and analysis of the economic effects on property value.

Our field work involves recording property observations and collecting environmental samples of soil, groundwater and soil vapour. These samples are analyzed at accredited laboratories to detect potential environmental impacts. The results are presented in a detailed report that outlines the assessment scope, findings, and their significance. We provide transparent explanations of triggers for administrative procedures and other potential impacts.

During Merger and Acquisition (M&A) transactions, assessing environmental liabilities is crucial. Lion Environmental offers expertise in performing Environmental Site Assessments (ESA), following ASTM standards such as ASTM E1527 for Phase I ESA and ASTM E1903 for Phase II ESA. Our Phase I ESA involves a comprehensive review of documents and available information to produce a report that highlights environmental risks associated with the transaction. In Phase II ESA, if needed, we conduct detailed intrusive investigations that comply with national contaminated land assessment regulations and ASTM standards.

Our reports not only present collected information but also provide estimated costs for mitigating or further investigating discovered environmental issues. We pride ourselves on delivering timely and confidential investigations, making accurate recommendations, and compiling comprehensive documentation for our clients. Lion Environmental works closely with each client to fulfill their specific needs and facilitate environmentally informed real property transactions.

Additionally, our qualifications include the ability to conduct assessments in accordance with the Ordinance of the Minister of Environment dated 1 September 2016 regarding contaminated land assessment. We are also equipped to perform accredited soil and groundwater sampling, as well as analyze those samples in accredited laboratories.

At Lion Environmental, we are dedicated to providing reliable, accurate, and comprehensive environmental assessments. Our commitment to industry standards and our clients' specific needs sets us apart as a trusted partner in ensuring environmentally informed decision-making.



## World Class Environmental Social Governance Solutions

**Lion Environmental is a leading ESG consultancy, offering comprehensive solutions to businesses seeking to enhance their environmental, social, and governance performance. With a strong emphasis on customer satisfaction, we have built a solid reputation as a trusted advisor in managing ESG risks and delivering successful projects across diverse industries.**

At Lion Environmental, our team of seasoned professionals brings together a wealth of expertise from various natural sciences disciplines. Through our holistic approach, we provide expert guidance, pragmatic solutions, and measurable outcomes for our clients. We pride ourselves on our ability to view projects from multiple angles, ensuring comprehensive environmental assessments, auditing, sustainability, permitting, and outsourcing services.

Our commitment to excellence is reflected in our track record of on-time project delivery, coupled with transparent communication with all project stakeholders. We believe in fostering long-term relationships based on trust and satisfaction, as evidenced by our high rate of repeat clients who entrust us with their future endeavours.

With an extensive portfolio, we have been participating in the Polish energy transition, managing contaminated land, developing critical infrastructure, and assessing companies' ESG performance across all sectors of the industry. This diverse experience allows us to tailor our ESG consultancy services to meet the unique needs and regulatory requirements of each industry.

Partner with Lion Environmental to elevate your ESG performance and unlock sustainable growth. Our expertise, dedication to quality, and client-centric approach make us the ideal choice for businesses committed to environmental stewardship and responsible business practices.



### Sebastian Stachowski

The past decade Sebastian, the founder and CEO of Lion Environmental, has skilfully guided the company through a period of inspiring growth and transformation, propelling it from a small EHS firm to a flourishing ESG consultancy and beyond. Alongside establishing Lion, he also founded REMEDy, a conference committed to addressing soil and groundwater contamination concerns.

With a unit of dedicated subject-matter experts, he leads the organization in participating in the Polish energy transition, managing contaminated land, developing critical infrastructure, and assessing companies' ESG performance. His experience working with leading EHS consultancies in the past has provided him with the necessary skills and expertise to provide top-shelf consulting services.

His commitment to excellence, expertise and dedication, has caused impressive growth and success for Lion. As a result of his leadership, Lion is now recognized as a leader in the industry, providing unparalleled consulting services to clients.



### Monika Rzeźniczak

Is the Vice-President and Technical Director possesses over a decade of experience in the fields of environment and sustainability. With her extensive knowledge, she has become a trusted advisor to over 70 international and Polish clients on environmental engineering, sustainability, and ESG solutions.

Her diverse portfolio of managed projects spans several industries, including oil and gas, renewable energy, pharmaceuticals, waste management, and aerospace. Furthermore, Monika has participated in extensive environmental and water management studies, providing her with a wealth of knowledge in the field. Her experience in planning and agreeing offshore investments in Poland has positioned her as a respected leader in the industry. She is actively involved in driving ESG strategies for both Lion and her clients, showing great enthusiasm for sustainable technologies and investment development.

Her contributions to the field of sustainability have been recognized in the market, making her a highly sought-after professional. Her dedication, passion, and expertise continue to make a significant impact in the areas of environment and sustainability.