

Notes on collection of environmental figures

Property portfolio and other group companies in the Services segment

The environmental figures relate to all business segments of the Swiss Prime Site Group – the property portfolio of Swiss Prime Site and the fully consolidated companies in the Services segment. Total energy consumption (and associated emissions) and total water use of the group companies of Swiss Prime Site that occur in the property portfolio’s physical spaces are recognised in the property segment. The group companies’ consumption that occurs in other areas is recognised in the Services segment.

Property segment system boundaries

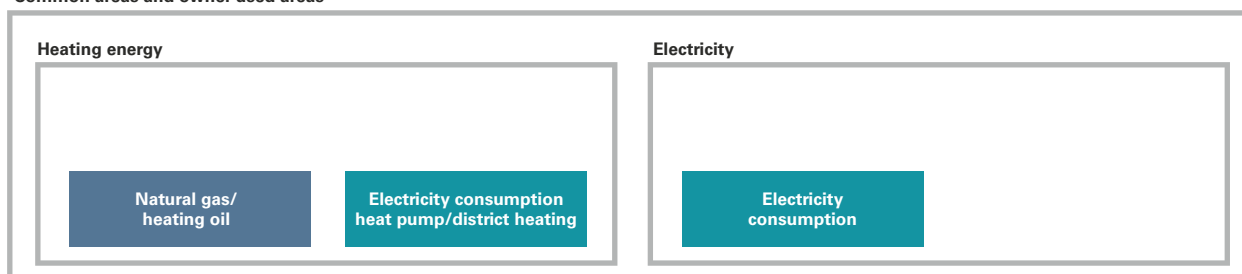
The property portfolio’s environmental figures relate to the 185 properties that were under the operational control of Swiss Prime Site Immobilien in 2020. They do not include properties that were purchased or sold during the reporting year. This means that the consumption values of 159 properties are included in the balance sheet. The resulting variations are negligible in relation to the overall values. When analysing the portfolio, the areas are divided

according to the property inventory into overall, common and tenant areas. The areas used by the group companies in the services segment (owner-used areas) are treated as common areas for the purposes of allocating greenhouse gas emissions. This also includes single-tenant properties. It excludes, however, properties over which Swiss Prime Site has no operational control (e.g. minority holdings). Information on the type of use can be found in the property inventory.

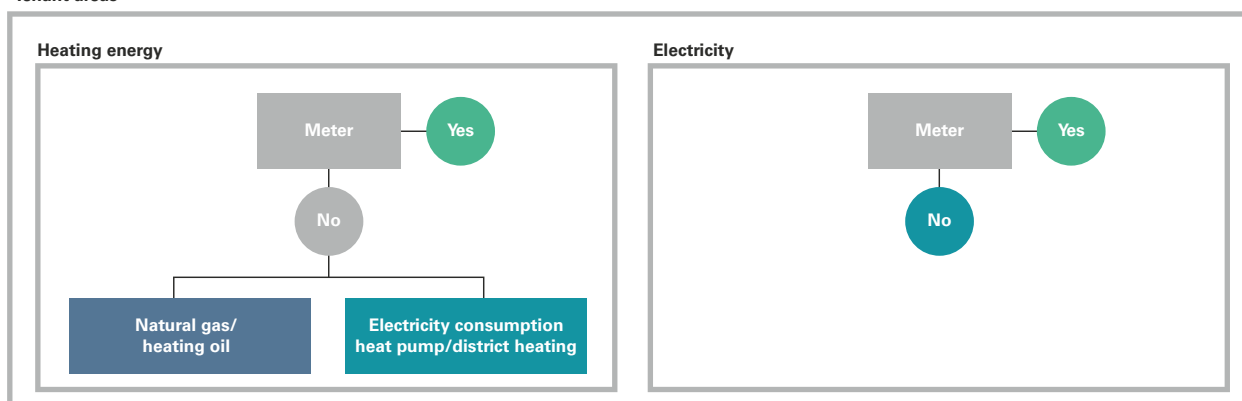
The procedure for allocating CO₂ emissions is based on the principle of responsibility. This means that energy consumption and the resulting CO₂ emissions are assigned to the parties – Swiss Prime Site or the tenant – that have control over the consumption and can influence it using ecological measures.

Allocation of emissions to Scopes 1–3 (property portfolio)

Common areas and owner-used areas



Tenant areas



Key



Services segment system boundaries

In the Services segment, Swiss Prime Site recognises the total energy consumption, associated emissions and total water use of the group companies Swiss Prime Site Immobilien, Swiss Prime Site Solutions, Wincasa and Jelmoli that occur in areas outside their own property portfolio. Emissions that arise through employees’ own mobility and the group companies’ office equipment consumption are also recognised in the Services segment. This therefore captures both direct (Scope 1) and indirect (Scope 2) emissions and some Scope 3 emissions.

Property portfolio methodology

The procedure for calculating the environmental figures for the property portfolio were amended in the 2020 reporting year based on the European Public Real Estate Association (EPRA) standard. When allocating greenhouse gas emissions to Scopes 1–3, Swiss Prime Site Immobilien also uses the Jones Lang LaSalle best practice guide (2011). This guide states that consumption values should be allocated in accordance with controlling principles. The allocation of greenhouse gas emissions to Scopes 1–3 is done at a property level (see illustration on the property portfolio). Total energy consumption is separated into both common and tenant areas, and into measured and prorated total energy consumption.

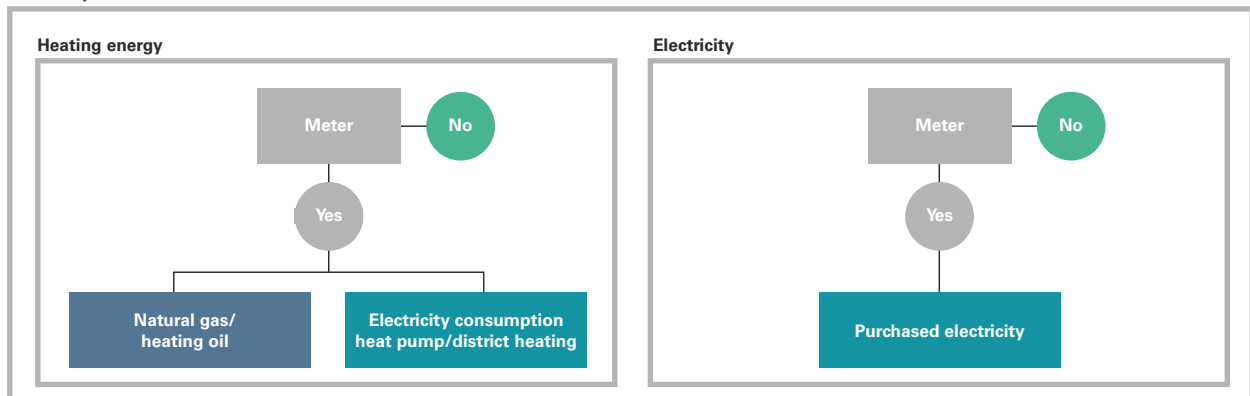
Consumption associated with running the properties in the property portfolio is also recorded. This includes the provision and use of electricity, heat, air conditioning and water and the greenhouse gas emissions resulting from electricity and heat consumption.

The total energy consumption includes the total heat consumption within the property portfolio and common and owner electricity (e.g. parking garages). Where the total energy consumption of tenants is known, this is also included.

In cases where energy purchased by Swiss Prime Site Immobilien is allocated to specific tenants (using dedicated electricity meters), the greenhouse gas emissions are recognised as Scope 3 emissions. In situations where no specific consumption is measured and is instead calculated based on the area distribution, the resulting greenhouse gas emissions are recognised as Scope 1 (for natural gas consumption) or Scope 2 (for electricity and district heating consumption). If a tenant gets their energy directly from an energy supplier and the consumption is known, the resulting emissions are recognised as Scope 3. Greenhouse gas emissions resulting from on-site production of solar electricity provided to tenants are recognised as Scope 3 emissions.

Allocation of emissions to Scopes 1–3 (on rented areas)

Consumption on rented areas



Key



CO₂ reduction pathway

To help define its climate-related goals, Swiss Prime Site developed a CO₂ reduction pathway in 2019. The goals are based on the CO₂ intensity at a property level, with no differentiation between the scopes. The CO₂ reduction pathway relates to the property portfolio system boundaries described above. 2019 will continue to be used as a baseline year for the CO₂ reduction pathway. This is possible because the new methodology only changes the allocation of the greenhouse gas emissions to Scopes 1–3, not the calculation of the total greenhouse gas emissions on which the reduction pathway is based.

Services segment methodology

The Scope 1, 2 and 3 emissions are calculated using the consumption of the group companies that occurs on floor space rented by third-party providers. They also include emissions resulting from employee mobility and the consumption of office materials (paper, toner, operational water use). Regular surveys are conducted about employee mobility. Swiss Prime Site uses Smart3 software from myclimate to calculate Scope 3 emissions.

Periods and baseline year

Data about consumption of resources is gathered annually and, unless otherwise stated, is per calendar year. The baseline year for the CO₂ emissions reduction pathway is 2019.

Differences to 2019 reporting*

In 2020, due to the sale of the group company Tertianum, the accounting method used for CO₂ emissions was updated. The measurement of CO₂ data was refined and the allocation of total energy consumption defined according to the methods mentioned. The key figures for the 2019 financial year were also re-calculated and stated without Tertianum.

In contrast to the methodology used in the previous year, the processes described are used to allocate the greenhouse gas emissions resulting from the total energy consumption of the common areas (e.g. lighting, lifts) and from the operation of the HVAC systems to the owner (Swiss Prime Site Immobilien) (Scope 1 and 2). However, the updated calculation method does not affect the CO₂ reduction pathway and its baseline year.

These figures were not adjusted to reflect heating degree days.

Data quality

Where possible, the calculation of CO₂ emissions is based on the actual energy consumption values in the reporting year. Occasionally, however, not all consumption values may be available at the end of the year. When this happens, the missing values are modelled on the previous year's values and benchmarks.

Data sources and emission factors

The property portfolio's energy consumption data is taken from the Siemens Navigator System and invoice documents. Where consumption data or invoice documents are not available at the end of the year, consumption is estimated. These consumption estimates are based on the previous year's figures from the same period. Consumption estimates are also based on internal portfolio benchmarks according to type of use.

To calculate the greenhouse gas emissions resulting from energy consumption, Swiss Prime Site Immobilien used the emission factors differentiated by source of energy in the «KBOB Ökobilanzdaten im Baubereich 2009/1:2016» guidelines, and those provided by treeze GmbH and the energy suppliers themselves. To calculate the Scope 2 emissions, the company used the market-based method in accordance with the Greenhouse Gas Protocol.

The greenhouse gas emissions recognised in the balance sheet are aggregated and stated as CO₂ equivalents (CO_{2e}). This is based on the IPCC AR5 report that assumes a Global Warming Potential time horizon of 100 years. The accounting includes the following greenhouse gases: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃).

GRI standards covered

The statements include information on the GRI standards on energy (GRI 302), water (GRI 303) and emissions (GRI 305).

* The following situations require the CO₂ emissions to be recalculated: Structural changes to the Company that have a significant impact on the emissions and the baseline year, e.g. mergers, acquisitions, the sale of group companies or departments; outsourcing and insourcing of emission-generating activities and material changes to business activities. Furthermore, material changes to the calculation methodology and the improvement of more specific emission factors or consumption data result in the need for a recalculation if they have a significant impact on emissions data. Additional reasons include the discovery of relevant errors or a series of cumulative errors that, when combined, are significant.