

Sustainability Journey

Since its formation in 1999, Swiss Prime Site has established itself as a leading real estate company with a strong commitment to sustainability. With a clear focus on environmental, economic and social responsibility, we strive to develop and implement innovative solutions that meet the needs of both our stakeholders and the company in general. We can look back on numerous milestones along our journey.



Third-Party Risk Management (TPRM) GRESB
REAL ESTATE
Sector leader 2024

2024

CHARTA

2023

Signing of the «Circular Building Charta»

Sustainability strategy in fund products

Co-initiator of the «Circular Building Charta»



Green Finance Framework with Second Party Opinion

Certification strategy for existing properties and green lease roll-out

First-time participation in REIDA CO₂ benchmark



2022

Principles for Responsible Investment

2021

Environmental Policy Concept and Supplier Code of Conduct

PRI signatory Swiss Prime Site Solutions

Certification strategy for development projects and participation in GRESB



Green Bond Framework with Second Party Opinion

Target of climate-neutral operations in property portfolio by 2040



2020

TCFD

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

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First TCFD Report on climate risks

Publication of CO₂ reduction pathway and 2050 climate goal

2018



2017

First sustainability report/ stakeholder dialogue

Roll-out of photovoltaic systems and electric charging stations in the property portfolio



A DIGITAL
VERSION OF THIS
BROCHURE
CAN BE FOUND HERE

Since 1999

Sustainable construction

Energy management and operational optimisation

Dear readers,

When we speak of sustainability, we are fully aware that as one of Switzerland's leading real estate companies, we hold a position as a role model. Our vision is to create sustainable living spaces – using innovation and passion to add value.

Sustainability is part of our business and value creation model and has been an integral and unifying component of our strategy for some time. This includes fulfilling self-defined ambitions and principles, having a direct influence on the value chain and complying with legal requirements and regulatory standards. This increases our resilience, and we feel confident that we are creating long-term added value for our stakeholders and for society, as well as seizing the opportunities that arise from our company's sustainable approach.

Our sustainability strategy focuses on issues that are of key importance for the long-term, sustainable development of the company and in which we can generate added value consistent with current and future social framework conditions. In this context and in view of the real estate sector's role in environmental matters, two aspects are particularly important to us.

On the one hand, we are aiming for net-zero operations in our property portfolio by 2040. We are pursuing this goal by consistently switching to renewable energies, increasing energy efficiency, expanding energy production in our buildings and working closely with tenants and suppliers.

On the other hand, we are also focusing on circular construction as a key component of our sustainability efforts. The building sector accounts for a significant share of resource consumption and waste generation in Switzerland. In light of this fact, it is important to reduce the indirect greenhouse gas emissions caused by construction activity, lower the share of non-renewable primary resources and enhance the circularity of our properties at the end of their life cycle. We see buildings as future «material depots» that can be transferred to a new life cycle by systematically closing biological and technical cycles.

As a co-initiator and first signatory of the «Circular Building Charta», we are committed to pursuing its stated ambitions in our projects, developing them via project-specific measures, and making those goals measurable. To this end, we work closely with our peers in the Charta community.

We hope this publication will provide you with fresh inspiration – and perhaps some new insights too. Swiss Prime Site looks forward to engaging in dialogue with you.



René Zahnd Chief Executive Officer



Martin Pfenninger Head of Group Sustainability

Sustainability at Swiss Prime Site

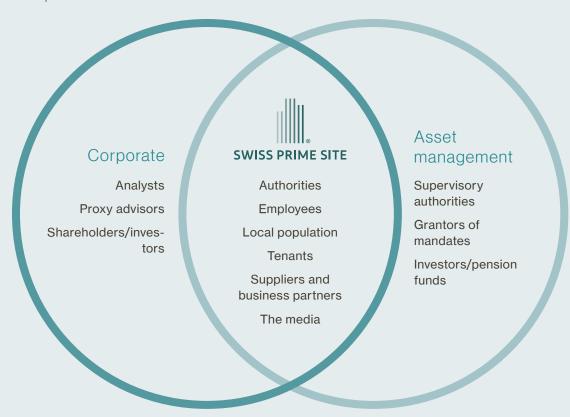
We can only achieve long-term economic success if we take responsibility. This includes responsibility for the environmental and social impact of our business activities and value creation. We see value creation as a holistic task that combines financial and non-financial aspects.

Our stakeholder groups

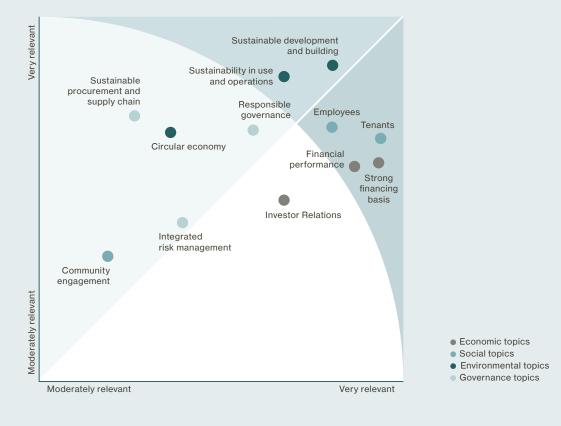
As a company listed on the stock exchange, we have a clear responsibility towards our stakeholders, who include shareholders, analysts, investors, regulatory authorities and the media. In our core business, we focus in particular on our employees and our current and future tenants.

Additional stakeholders play an important role throughout the property life cycle, such as planners and industry associations, specialist media, government agencies, opinion leaders and neighbours, as well as suppliers and other partners who are important for construction and operations. To ensure effective dialogue with our stakeholders, we invest considerable resources in fostering relationships with them.

Our most important stakeholders



Our material topics



Business relevance

Materiality analysis

impact on the environment, society and the economy

The materiality analysis reflects our business model, which is based on two pillars (Real Estate and Asset Management). This analysis is based on the one hand on the key elements of the corporate strategy and long-term planning, and on the other on extensive stakeholder surveys. In the materiality analysis, we identified twelve relevant topics in the following categories: economy, environment, society and governance.

Environmental (E) – In the use, operation, development and construction of our properties, we act in an environmentally conscious and resource-efficient way, with a focus on the circular economy.

Social (S) – We are committed to a respectful and supportive work environment for our employees, create sustainably liveable residential and work spaces for our tenants, and invest in the development of resilient, interconnected communities. This is our active contribution to a socially sustainable future.

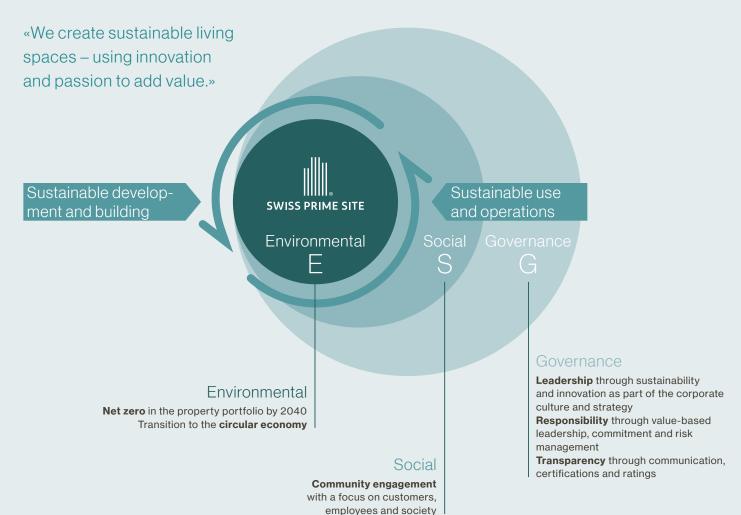
Governance (G) – We are committed to the responsible, value-oriented management and supervision of the company. By implementing integrated risk management and sustainable procurement, we ensure that our business practices remain ethical, transparent and responsible in the long term.

Our sustainability strategy and ambitions

We take our environmental and social responsibilities seriously when pursuing our corporate interests. In our operational business, we put this approach into practice in the context of our sustainability and risk management.

We identify and evaluate relevant impacts and derive appropriate measures for our strategy from the material topics.

Strategy and the material topics







C+ «Prime»

Scale: D- to A+



Low Risk

Scale: Risk categories from very high to negligible



AAA

Scale: CCC to AAA





Scale: D- to A+



Swiss Prime Site Solutions AG (investment manager)



Policy, governance and strategy



Real estate



Confidence-building measures

Leadership, responsibility and transparency

For us, responsible management and transparent communication are key. We are one of the leading companies in the industry, as demonstrated by our reporting activities in accordance with the GRI, TCFD and EPRA standards, as well as by ESG ratings and benchmarks. By signing the UN Principles for Responsible Investment (UN PRI) and becoming a member of the Asset Management Association Switzerland, these principles have also been incorporated into Asset Management.









Employees

Our employees implement our sustainability strategy and are important external ambassadors. For that reason, it is essential that our employees understand our strategy and objectives and perceive us as an attractive employer.

«Sustainable action is both our responsibility and our opportunity. As a listed real estate company, we aim to set benchmarks: with a clear focus on decarbonisation, the circular economy and properties that are fit for the future.»

Martin Pfenninger

Head of Group Sustainability

Sustainability in Asset Management

Our employees in Asset Management pursue the same goals and have a special responsibility towards their clients due to FINMA regulation. The flexible service model offers expertise in management and strategic consulting, as well as customised mandate services for properties held directly by investors. Swiss Prime Site Solutions implements the sustainability strategy in its products. The aim is to manage the mandates in line with group-wide sustainability objectives and the UN Principles for Responsible Investment (PRI). Our strategy enables investors to invest sustainably and have a positive influence on the environment, while also benefitting from the high level of transparency that we offer.



GO TO SWISS PRIME SITE SOLUTIONS SUSTAINABILITY BROCHURE



Environmental (E)

We protect the environment and conserve natural resources – focusing on climate neutrality by 2040 and promotion of the circular economy.

Sustainability in use and operations

We are actively working on the sustainable orientation of our property portfolio. Our main tasks include planning and managing income, investing in maintenance and renewal, and reducing operating costs and vacancies. By working closely with tenants and service providers in property and facility management, we offer high-quality services with a focus on satisfaction, health and safety. We are following a clear decarbonisation pathway in our property portfolio, with the goal of becoming climate neutral in operations by 2040. In addition, we rely on a continuous improvement process based on "BREEAM in Use" certifications and involve our tenants in improving our sustainability performance through green leases, in which common goals and initiatives are defined.

Decarbonisation in the property portfolio and expansion of renewable energies

Scope 1 emissions

-45%

2024 4.7 kg CO₂/m² 2019 8.6 kg CO₂/m²

Output of installed photovoltaic systems

+773

2024 4 258 kWp 2023 3 485 kWp Scope 1/2/3.13 t CO₂ emissions

-37%

2024 7.7 kg CO₂/m² 2019 12.2 kg CO₂/m²

Renewable energies

+2.1%

2024 77.2% 2023 75.1%

Scope 1: Owner-controlled energy supply (fossil fuels)

Scope 2: Owner-controlled energy supply (electricity consumption and district heating)

Scope 3: Indirect emissions from the supply of energy (Category 3.3.) and from the use of energy by third parties (e.g. tenant electricity) (Category 3.13)



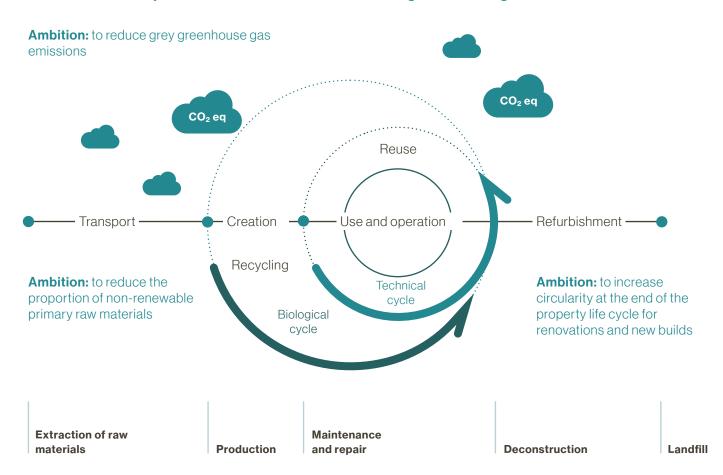


MORE ABOUT THE YOND CAMPUS

Circular economy – redefining construction

In Switzerland, the construction and operation of buildings accounts for around 50% of raw material consumption, one-third of $\rm CO_2$ emissions, and over 80% of waste volumes. Emissions from the production of building materials and the associated energy consumption (grey energy) are crucial here. As such, closing the loops in construction and use is a key element of our commitment to climate protection. With building activity increasing in Switzerland due to demographic and social developments, the integration of biodiversity into the circular economy is also becoming increasingly important.

Circular economy with clear ambitions for achieving climate targets



Sustainable development and building

Our corporate strategy includes product development, planning and the implementation of large-scale new-build and redevelopment projects. With a clear certification strategy for our developments, we ensure a high standard of sustainability and the future viability of our projects.

We are guided in this by the Swiss Sustainable Building Standard (SNBS). Through the certification process and independent audits, we also ensure that our investments meet the highest expectations and are fully consistent with the Green Finance Framework. Our second strategic focus is circular construction. As one of the initiators of the "Circular Building Charta", we are committed to pursuing the stated ambitions in our projects and making the goals measurable.



«Circular Building Charta»

We see ourselves as a driving force in the Swiss real estate sector's commitment to the circular economy. That is why we co-developed the «Circular Building Charta» in 2023 and were the first signatory to commit to its stated ambitions. The Charta is an important guidance tool for promoting the transition to a building industry that uses resources efficiently. Through innovation, collaboration and a strong commitment to sustainability, the Swiss construction industry is to become a model for circular construction by 2030. In line with the Charta, the objectives are to reduce the use of non-renewable raw materials by 50%, record and reduce grey greenhouse gas emissions, and improve the circularity of construction projects. As a member, we undertake to develop specific plans of action and to implement measures to achieve these goals. We work closely with the Charta community.



FIND OUT MORE ABOUT THE CHARTA, PARTNER ORGANISATIONS AND AMBITIONS



Development projects with sustainability certification

100%

CHF million allocated to green bond/finance in 2024

1460

Area with sustainability certificate in 2024

97%

Area with green leases in 2024

76%



The JED new build has been constructed using the 2226 method and will be SNBS «Gold» certified. The building maintains a continuous pleasant indoor climate without the need for heating or cooling and sets new standards in sustainable construction. By using recycled secondary raw materials and substituting primary raw materials (sand and gravel), more than 9 000 tonnes of CO_2 were saved and around 70 tonnes of CO_2 were permanently stored through carbon sequestration.

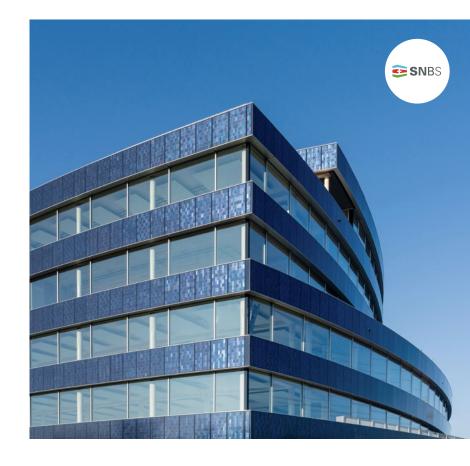


FIND OUT MORE ABOUT THE JED CAMPUS PROJECT AND THE 2226 SUSTAINABLE ENERGY CONCEPT

The BERN 131 building is SNBS «Gold» certified and was constructed as a hybrid timber structure using wood from the region. The façade and roof are equipped with over 2 000 solar modules (504 kWp) and generate around 341 000 kilowatt hours of electricity annually. This means the building covers 88% of its own electricity requirements. The blue modules with transparent glazing on the façade are not only functional, but also an architectural highlight.



FIND OUT MORE ABOUT THE BERN 131 PROJECT, THE SUSTAINABLE HYBRID TIMBER BUILDING





Our employees are committed to preserving our forests during forestry work.

Social (S)

We take an active role in social and non-profit activities in line with our vision and our values. Our focal points are in the areas of philanthropy, real estate, health and sport. We deploy numerous resources for this: We support projects through sponsorship. Our employees use their free time to assist with charitable initiatives, for example to support people or protect the environment. In addition, we make our buildings available free of charge to business start-ups with social objectives. We are involved in partnerships, for example to promote innovation in urban development.



«Our enduring relationships with tenants are extremely valuable to us. Through regular dialogue and surveys, we understand their needs and offer customer- and market-oriented properties that are also sustainable.»

Simon Kaiser Head of Letting & Marketing

Our social commitment (S) focuses on three main areas:

Employees

Our employees are the key to our success. They participate in charitable projects with dedication and initiative and actively promote our values to the outside world. To ensure this commitment has an impact, we create transparency around our strategic goals and promote a common understanding of how we are contributing to a sustainable future.

We promote employee satisfaction systematically with six components:

- Monetary benefits paid by the employer in line with the market
- Flexible, mobile working and opportunities for part-time work
- Opportunities for co-determination and flexibility on a range of issues (high degree of autonomy with regard to organising working hours, tasks, etc.)
- Individual advancement and development opportunities
- Diversity in practice
- Occupational Health and Safety

An employee survey was conducted in 2023 and Swiss Prime Site was awarded the "Great Place To Work" label. Overall, 87% of employees agreed with the following statement: "All in all, I can say that this is a very good workplace." With a response rate of 88%, we take this statement as representative and as confirmation of the high quality of working environment at Swiss Prime Site. The survey is conducted every two years.

Tenants

Along with our extensive experience in property development and leasing, our enduring relationships with tenants are extremely valuable. These relationships have allowed us to develop a deep understanding of market needs – and of sustainable properties that are fit for the future.

Commercial tenants are a particularly important customer group, which is why we aim to strengthen our customer relations with our tenants. Regular dialogue helps us to more closely adapt to the wishes of our customers and to offer properties in line with customer and market requirements.

Regular surveys on preferred locations, floorspace requirements, moving-in dates and specific requirements for tenant fit-out are important tools for determining these needs. We conduct regular satisfaction surveys with existing tenants. The renewal rate for expiring rental contracts is an additional indicator of customer focus. We maintain regular and constructive dialogue with major tenants that benefits both sides and makes day-to-day business easier. The focus here is on topics such as properties, rental space and sustainability in the context of green leases. We are increasingly relying on digital tools for data collection and analysis to gain even better insights into our customers' needs.

Corporate engagement

We take an active role in social and non-profit activities in line with our vision and our values. One of our biggest commitments is as a partner in YES (Young Enterprise Switzerland). YES is a non-profit organisation that develops and supports practice-oriented economic and opinion education programmes for schoolchildren. The aim is to bring more practical experience into schools and promote entrepreneurship and management skills. In addition to providing financial support, we also make a significant contribution through employee volunteering. YES's main programme is the «Company Programme», which accompanies mini-enterprises for a year and offers them financial and practical support.



MORE ABOUT YES (YOUNG ENTERPRISE SWITZERLAND)

Governance (G)

Sustainability starts with governance. Responsible governance is the foundation for long-term success, trust and impact. At Swiss Prime Site, sustainability is an integral component of strategic management and is rooted in our structures, processes and culture.

Our governance structure is aligned with our business model, and the topic of sustainability is incorporated in various committees, bodies and functions.

The Board of Directors is the highest decision-making body. It has its own Sustainability Committee, which monitors and promotes the implementation of sustainability strategies and goals. In addition, it advises management on ESG issues (environment, social, governance) and ensures that sustainability is an integral part of corporate management. By implementing integrated risk management and sustainable procurement, we ensure that our business practices remain ethical, transparent and responsible in the long term. We maintain active dialogue with our stakeholders - from investors to tenants to the public - and take their expectations into account in our decisions.

Corporate Governance

Swiss Prime Site is committed to transparent and responsible governance. Our governance principles are clearly defined, set out in writing and accessible to all interested parties. The Board of Directors and Executive Board are responsible for systematically monitoring and actively managing any breaches of rules – guided by our core values, clear structures and a strong culture of leading by example.



MORE ABOUT CORPORATE GOVERNANCE

Green Finance Committee

The Green Finance Committee was established in connection with the Green Bond Framework. It consists of members of the Executive Board (CFO) and management. In consultation with the operational units, the committee is responsible for valuation of the project portfolio and for the allocation, controlling and reporting of financial resources for the projects.



MORE ABOUT THE GREEN FINANCE FRAMEWORK

Integration of sustainability into our corporate management



