



Environmental Policy Concept



SWISS PRIME SITE

Environmental Policy Concept Of the Swiss Prime Site Group

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1 Purpose and scope

The Swiss Prime Site Group is committed to following a sustainable environmental policy. Through its group companies, Swiss Prime Site pursues the goal of responsible and forward-looking environmental and energy policies. The Company is committed to the 2-degree goal of the Paris Climate Agreement, and to the Swiss government's aim of achieving carbon neutrality by 2050. Swiss Prime Site furthermore acknowledges the risks of global climate change and increasing environmental pollution. Our goal is to reduce the release of harmful greenhouse gases and the damage to the natural environment to a minimum. We strive to promote the judicious use of resources and ecological diversity in all our activities, and to take all measures, including in those areas not subject to regulation, necessary to meet the expectations of society in general and the coming generation in particular.

This concept applies to the Swiss Prime Site Group and all its group companies, and their directly or indirectly controlled subsidiaries (referred to here as «Swiss Prime Site companies»).

All Swiss Prime Site companies are obliged to adopt this approach and to issue any regulations, directives and measures necessary for its implementation.

2 Activities

Scope of activities

This concept applies to all activities related to energy and the environment in our Company – including those activities within our area of responsibility as the owner of properties, as the provider of a wide range of services, especially in the area of asset and property management, and in retail operations. The individual group companies may issue criteria and obligations that go beyond this concept.

Our obligations

- We undertake to comply with all relevant energy and environmental laws in every aspect of our Company and strive, even in areas not subject to regulation, to implement best practice as a minimum and to lead by example.
- We undertake to achieve operational carbon neutrality over the long term, and also strive to take energy consumption into account and keep its level to a minimum in property planning and construction.
- We undertake to offer services and consultancy in the area of asset and property management that focus on energy efficiency and the conservation of natural resources.
- We take the environmental impact of each available option into account when choosing products and suppliers, and will take the more environmentally friendly option (in accordance with available ratings such as Ecovadis) wherever appropriate.

- We report transparently, openly and fairly on environmental matters as part of our reporting on non-financial matters. From 2024, we will base our reporting on climate-related matters on the recommendations of the TCFD ("Recommendations of the Task Force on Climate-related Financial Disclosures" in the version dated June 2017 and the appendix "Implementing the Recommendations of the Task Force on Climate-related Financial Disclosures" in the version dated October 2021).

Our intentions

- To ensure that the energy efficiency of our properties is maximised and that, wherever possible, renewable energies are used for heating/cooling and electricity supplies, enabling us to meet or even exceed our CO₂- reduction targets for our property portfolio.
- To promote collaboration with manufacturers and suppliers that offer particularly energy-efficient products.
- To ensure that, in the procurement and provision of our services, not only our customers' current and future needs but also environmental aspects and energy efficiency criteria are considered, and that these comply with current and future legislation.
- To promote closed cycles and biodiversity in the construction and running of our properties, as well as the identification and use of technological innovations that create added value for the environment.
- To ensure that the impact of climate change, in particular extreme weather events, does not affect health and safety within the built environment under our influence.
- To ensure that the risk of pollution and contamination is minimised or, in the event of contamination, that the damage is rectified immediately.
- To monitor all energy and water consumption and formulate corresponding reduction targets, with progress towards these targets to be communicated in a transparent manner by means of annual reporting.
- To implement measures to promote environmental awareness and appropriate activities among all employees, customers and suppliers.

3 Criteria for sustainable real estate

Specifications

The Swiss Prime Site Group develops all new build and redevelopment projects in accordance with the criteria of the SIA standard 112/1 for sustainable building construction and the Swiss Sustainable Building Standard (SNBS), which takes the three aspects of society, economy and the environment into account. Under this standard a building is considered sustainable when:

Society	<ul style="list-style-type: none">- it respects the context of its location and considers its environment- the interests of its target groups are taken into account- it offers superior functional qualities- it guarantees the health, comfort and safety of its users
Economy	<ul style="list-style-type: none">- its costs are optimised over its life cycle- its tradability is guaranteed at all times- its return potential is proportionate to its costs- it contributes to the regional economy
Environment	<ul style="list-style-type: none">- it consumes renewable energies only- its running does not generate greenhouse gas emissions- its construction and operation conserve resources and are environmentally friendly- the potential of nature and the landscape is used, with areas of high biodiversity being protected and brownfield developments prioritised

Certification strategy

All new build and redevelopment projects within the real estate portfolio of Swiss Prime Site Immobilien AG must be certified with a nationally or internationally recognised sustainability label. When new build and redevelopment projects are initiated, the necessary preliminary checks and audits concerning certifiability are carried out for each individual property. The choice of label is based primarily on the certifiability of property-specific use or, in some cases, on regulatory requirements or tenant expectations. Where possible, existing buildings not yet certified are also certified in a property-specific process and with a particular focus on their operation.

Entry into effect

The Environmental Policy Concept of the Swiss Prime Site Group enters into effect on 6 February 2024.