

SECOND PARTY OPINION (SPO)

SWISS PRIME SITE AG

Sustainability Quality of the Issuer and Green Bond Asset Pool as of 19.10.2020



PRINCIPLES ALIGNMENT

ALIGNMENT WITH ICMA Green Bond Principles

- | | |
|---|--|
| 1. Use of Proceeds | |
| 2. Process for Project Evaluation and Selection | |
| 3. Management of Proceeds | |
| 4. Reporting | |

POSITIVE



ASSET CATEGORIES

ASSET CATEGORIES ALIGNMENT WITH ISS ESG GREEN KPIS

- Commercial Green Buildings

POSITIVE



SUSTAINABILITY PERFORMANCE

SUSTAINABILITY PERFORMANCE ASSESSMENT

In the ISS ESG Corporate Rating with a rating scale from A+ (excellent) to D- (poor), Swiss Prime Site was awarded a rating of C-, which classifies it just below the 'Prime' threshold of 'C'.

As of 19.10.2020, this rating puts Swiss Prime Site in place 75th out of 360 companies rated by ISS ESG in the real estate sector.

Status:
NOT PRIME
Rating: C-
Prime threshold: C



CONTRIBUTION

CONTRIBUTION TO THE UN SUSTAINABLE DEVELOPMENT GOALS



ISS ESG's SPOs provide Sustainability, Green and Social bond issuers with a credible and independent assessment of the sustainability quality of their bonds.

Those that meet ISS ESG's rigorous global standards give sustainability-oriented investors security that the projects they fund are suitably green or social.

The ISS ESG's present evaluation will remain valid until any modification of the Green Bond Framework or addition of new assets into the asset pool by the issuer and as long as the Corporate Rating does not change (last modification on the 04.08.2020).