



SWISS PRIME SITE

— GREEN FINANCE

# REPORT

## 2025



<b>3</b>	<b>Introduction</b>
<b>4</b>	<b>Green Finance Governance</b>
<b>5</b>	<b>Green Bond Framework</b>
<b>6</b>	<b>Green Finance Framework</b>
<b>7</b>	<b>Allocation of green bond / finance net proceeds as at 31.12.2025</b>
<b>10</b>	<b>Impact of investments</b>
<b>11</b>	<b>Notes</b>
<b>16</b>	<b>Independent practitioner's limited assurance report</b>

# Introduction

The Green Finance Report 2025 provides an overview of Swiss Prime Site's sustainability governance as well as the Green Finance and Green Bond Frameworks. Furthermore, the report outlines the allocations of proceeds from green financing instruments in alignment with the criteria of the frameworks under which these instruments can be issued to finance or refinance eligible sustainable projects. It describes the environmental impact of these investments and concludes with the report of the independent auditor.

As part of its commitment to sustainability and green finance, Swiss Prime Site has designed a Green Bond Framework (2020) and a Green Finance Framework (2022) under which Green Bonds, loans or other debt instruments (the «Debt Instruments») can be issued to finance or refinance eligible green projects. The financings and the allocation to investments for sustainable development correspond to Swiss Prime Site's business strategy and facilitate the sustainable investment strategies for the capital providers.

In this report, Green Finance refers to both the Green Bond Framework and the Green Finance Framework. Where necessary, a distinction is made between the frameworks.

# Green Finance Governance

## Green finance as part of sustainability governance

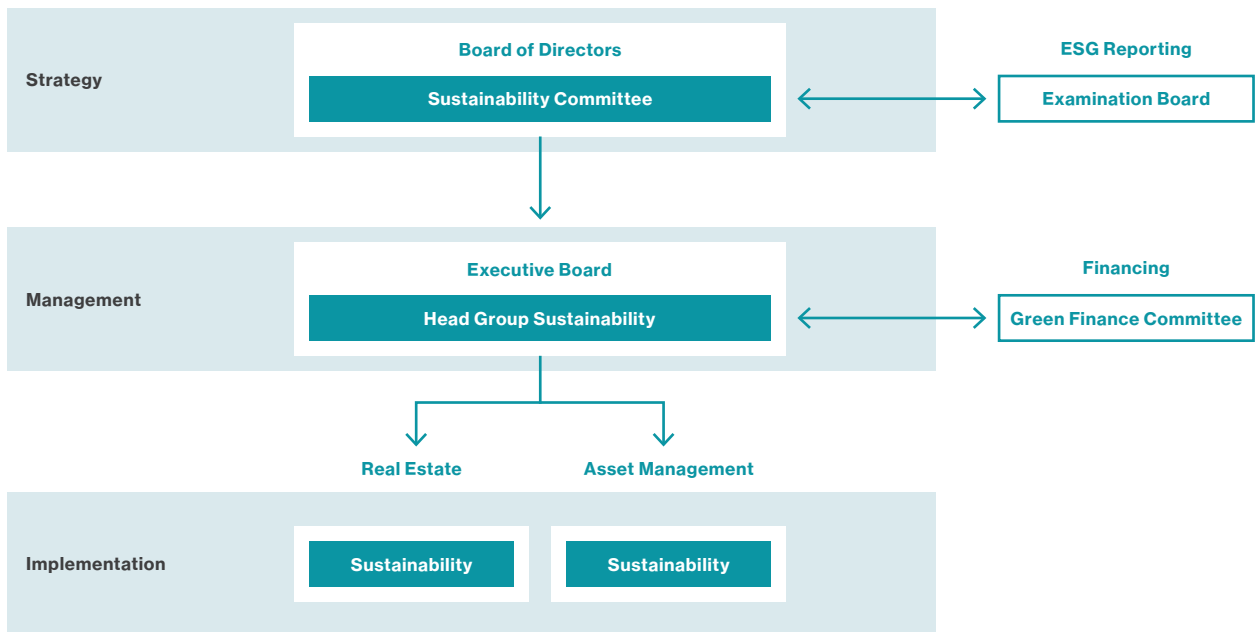
Swiss Prime Site is confident that responsible, forward-looking leadership increases the Company's resilience and enables it to create long-term value for itself, its shareholders and its other stakeholders. For Swiss Prime Site, there is no doubt that climate change plays an extremely important role. The opportunities and risks associated with it are equally significant. The real estate industry has a significant impact on greenhouse gas emissions. At the same time, it is itself directly affected by climate change. Swiss Prime Site therefore takes its responsibilities as the largest real estate company in Switzerland very seriously.

In 2019, the Board of Directors decided to set up a Sustainability Committee made up of members of the Board of Directors and management that reports directly to the Board of Directors. The Board is responsible for managing climate-related opportunities and risks, defining and reviewing the sustainability strategy (including the CO<sub>2</sub> reduction pathway) and specifying suitable framework conditions in the form of overarching policies and objectives.

Swiss Prime Site has established a Green Finance Committee composed of members of the Group Executive Board working jointly with the management teams and specific representatives from the operational units. The Committee oversees the implementation of green financing, i.e. the identification of projects, the assessment of their compliance with the eligibility criteria and the approval of eligible green projects in accordance with the defined criteria of the Green Bond and the Green Finance Framework. Sustainability embedded in financings has been part of the sustainability strategy since 2020. It has also been anchored in the organisation with the establishment of the Green Finance Committee.

Projects financed and/or refinanced through allocation of any proceeds from Green Debt Instruments are evaluated and selected based on alignment with the Green Bond and the Green Finance Framework eligibility criteria and with Swiss Prime Site's strategic sustainability objectives.

## Organisational integration of the Green Finance Committee



# Green Bond Framework

As part of its commitment to sustainability, Swiss Prime Site published a Green Bond Framework in 2020, according to which green bonds can be issued for the purpose of financing or refinancing sustainable projects. The Swiss Prime Site Green Bond Framework has received a Second Party Opinion from ISS ESG, confirming that the framework is aligned with the ICMA Green Bond Principles (19.10.2020).

In alignment with Swiss Prime Site's sustainability goals, the framework defines how the net revenues from relevant bonds can be used to finance and/or refinance eligible green assets. Swiss Prime Site considers assets or project investments to be suitable if they meet one of the following criteria:

→ [SEE GREEN BOND FRAMEWORK AND SECOND PARTY OPINION](#)

## Green Bond Framework – Use of Proceeds

Category	Description
<b>Green Buildings</b>	<ul style="list-style-type: none"> <li>- Acquisition, construction or renovation of buildings that conform to recognised standards (main focus when issuing green bonds), including the following certifications:                             <ul style="list-style-type: none"> <li>- Minergie</li> <li>- SNBS</li> <li>- BREEAM (Very good and above)</li> <li>- LEED (Gold and above)</li> </ul> </li> </ul>
<b>Climate Action and CO<sub>2</sub> Emissions</b>	<ul style="list-style-type: none"> <li>- Revenues are used to finance only those projects that contribute towards (1) reducing total energy consumption and/or (2) reducing CO<sub>2</sub> and greenhouse gas emissions.</li> <li>- An overall target for operating the portfolio with 50% renewable energy and no CO<sub>2</sub> emissions</li> </ul>
<b>Responsible Consumption and Production</b>	<ul style="list-style-type: none"> <li>- Use of low-emission and renewable materials</li> <li>- Buildings with low energy consumption</li> <li>- Possible measures include:                             <ul style="list-style-type: none"> <li>- Increasing the percentage of the portfolio consisting of 100% renewable energy sources</li> <li>- Primary energy consumption</li> <li>- CO<sub>2</sub>e caused by heating/hot water</li> <li>- Energy savings</li> <li>- Electricity consumption (general/tenants), as well as:                                     <ul style="list-style-type: none"> <li>- CO<sub>2</sub>e caused by electricity</li> </ul> </li> </ul> </li> </ul>

## Bonds issued under Green Bond Framework

	Issuing volume (CHF m)	Interest rate (%)	Term to maturity (Years)	Maturity (Date)	Security number	ISIN
2021–2028 Green Bond (SPS21)	300	0.375	7	11.02.2028	58 194 781	CH0581947816
2020–2029 Green Bond (SPS200)	300	0.650	9	18.12.2029	58 194 773	CH0581947733

# Green Finance Framework

Following on the Green Bond Framework and to cover the financing sources more broadly, Swiss Prime Site has designed this Green Finance Framework under which Green Bonds, loans or other debt instruments, including Secured Green Bonds, (the «Debt Instruments») can be issued to finance or refinance eligible green projects, enabling us to meet our sustainability objectives. The Debt Instruments may be issued by Swiss Prime Site AG, any of its subsidiaries, a special purpose company for the purpose of issuing asset-backed securities, or another special purpose vehicle as may be indicated by Swiss Prime Site.

The Swiss Prime Site Green Finance Framework has received a Second Party Opinion from ISS ESG, confirming that the framework is aligned with the ICMA Green Bond and LMA Green Loan Principles (12.10.2022).

Swiss Prime Site will allocate an amount equal to the proceeds raised by any debt instrument issued in accordance with this framework to finance or refinance, in whole or in part, at book value, new green projects or existing green certified assets and further expenditures with a clear and defined environmental benefit.

→ [SEE GREEN FINANCE FRAMEWORK AND SECOND PARTY OPINION](#)

## Green Finance Framework – Use of Proceeds

Category	Description
<b>Green Buildings</b>	<ul style="list-style-type: none"> <li>– Acquisition, construction or refurbishment of buildings which meet recognised standards (primary focus for Green Debt Instruments), including the following:               <ul style="list-style-type: none"> <li>– Minergie certification (Minergie, Minergie-P, Minergie-A, Minergie-ECO)</li> <li>– SNBS (Gold and above)</li> <li>– BREEAM New Construction (Very good and above)</li> <li>– BREEAM In-Use «Building» (Very good and above)</li> <li>– LEED New Construction / Major Renovation (Gold and above)</li> <li>– LEED Existing Buildings (Gold and above)</li> <li>– DGNB/SGNI New Construction (Gold and above)</li> <li>– DGNB Building in operation (Gold and above)</li> </ul> </li> </ul>
<b>Energy Efficiency</b>	<ul style="list-style-type: none"> <li>– Investments leading to GEAK energy class label B or better</li> <li>– Investments explicitly targeting a reduction of greenhouse gas emissions of at least 30% (e.g. replacing heating systems) in comparison with the emissions of the building prior to the refurbishment</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>– Expenditures related to the installation and/or operation of new and/or existing on-site solar photovoltaic panels</li> <li>– Expenditures related to the installation and/or operation of new and/or existing on-site wind turbines</li> </ul>

## Financing instruments under the Green Finance Framework

	Issuing volume (CHF m)	Interest rate (%)	Maturity (Date)	Listing	ISIN
2023–2030 Convertible Bond	275	1.625	31.05.2030	Open Market of the Frankfurt Stock Exchange <sup>1</sup>	XS2627116176 <sup>1</sup>
2023–2028 Straight Bond (SPS23)	150	2.268	18.09.2028	SIX Swiss Exchange	CH1290222335
2024–2030 Straight Bond (SPS24)	250	1.80	01.03.2030	SIX Swiss Exchange	CH1319968496
2024–2029 Straight Bond	185	1.65	16.07.2029	SIX Swiss Exchange	CH1357852693
2025–2031 Straight Bond	210	1.15	20.06.2031	SIX Swiss Exchange	CH1405471983
2025–2031 Straight Bond	466.5 (500 MEUR)	3.125	01.10.2031	Euronext Dublin	XS3000465842
2025–2027 Floating Rate Note	100	SARON	17.06.2027	SIX Swiss Exchange	CH1498422919

<sup>1</sup> Listing and Securities Number refer to Notes issued by ELM secured by Loan Notes Issued by Swiss Prime Site AG

# Allocation of green bond / finance net proceeds as at 31.12.2025

By 31 December 2025, the total amount of CHF 2 236.50 million green financing instruments were allocated to Category I «Green Buildings», Category II «Climate Protection and CO<sub>2</sub> Reduction Pathway / Energy Efficiency» and Category III «Responsible Consumption and Production / Renewable Energy» in accordance with the general conditions set out in the Green Bond and Green Finance Framework. As of 31 December 2025, CHF 600 million under the Green Bond Framework and CHF 1 636.50 million under the Green Finance Framework have been allocated to Categories I–III. The allocation of funds to the aforementioned categories and frameworks is detailed as follows, subject to approval from 12 January 2026 of the Green Finance Committee.

In **Category I «Green Buildings»**, a total of CHF 2 217.79 million had been allocated as at 31 December 2025.

Under the Green Bond Framework, CHF 588.82 million had been allocated as at 31 December 2025; the total refers to the total amount invested after deduction of any subsidies. The funds released were reallocated to the existing project portfolio. The status of all projects did change to «Standing Investment» in the reporting year (see table).

Under the Green Finance Framework, CHF 1 628.97 million had been allocated as at 31 December 2025; the total refers to the total amount invested after deduction of any subsidies. The available funds were used to finance pre-certified development projects already in progress as well as for standing investments.

## Category I «Green Buildings»

Numbers in CHF m	Allocated proceeds in Category I (cumulative) up to 31.12.2024			Allocated proceeds in Category I (cumulative) up to 31.12.2025		
	Green Bond	Green Finance	Total	Green Bond	Green Finance	Total
Funds allocated to projects and standing investments (according to property list Green Buildings)	587.65	853.46	1 441.11	588.82	1 628.97	2 217.79
<b>Total Category I</b>	<b>587.65</b>	<b>853.46</b>	<b>1 441.11</b>	<b>588.82</b>	<b>1 628.97</b>	<b>2 217.79</b>

## Property List «Green Buildings»

	Project category	Aspiring building label	Label status
Stücki Park (new build), Hochbergerstrasse 60, Basel	Standing Investment	DGNB/SGNI Platin	Certificate
Alto Pont-Rouge, Esplanade de Pont-Rouge 5, 7, 9, Lancy	Standing Investment	SNBS Platin / Minergie	Certificate
Tertianum La Venise, Rue de Venise 5–7 / Avenue de la Plantaud 44, Monthey	Standing Investment	Minergie	Certificate
«Fifty-One», Pfingstweidstrasse, Zurich	Standing Investment	LEED Gold	Certificate
SkyKey, Hagenholzstrasse 60, Zurich	Standing Investment	LEED Platinum	Certificate
EspacePost, Wankdorfallee 4, Bern	Standing Investment	DGNB/SGNI Gold / Minergie	Certificates
Centre Rhône-Fusterie, Genève	Standing Investment	Minergie	Certificate
Route de Flumeux, Prilly	Standing Investment	Minergie-P	Certificate
YOND, Albisriederstrasse / Rütliwiesweg, Zürich	Standing Investment	BREEAM In Use Very Good	Certificate
Place des Alpes 1, Genève	Standing Investment	BREEAM In Use Very Good	Certificate
Müllerstrasse 16, 20, Zurich	Standing Investment	SNBS Silver / Minergie	Provisional / Certificate
JED Neubau, Zürcherstrasse 39, Schlieren	Under construction	SNBS Gold	Certificate
Bern 131, Stauffacherstrasse 131, Bern	Under construction	SNBS Gold	Provisional
YOND Campus, Albisriederstrasse, Zurich	Under construction	DGNB/SGNI Gold	Provisional
Destination Jelmoli, Seidengasse 1, Zurich	Under construction	DGNB/SGNI Gold	Provisional

The allocated funds for «Centre Rhône-Fusterie, Genève» have been reclassified from Category II to Category I as at 31.12.2024.

In **Category II «Climate Action and CO<sub>2</sub> Emissions / Energy Efficiency»**, a total of CHF 16.10 million had been allocated as at 31 December 2025. Under the Green Bond Framework, a total of CHF 10.35 million had been allocated as of 31 December 2025 (Climate Action and CO<sub>2</sub> Emissions), and under the Green Finance Framework, a total of CHF 5.75 million had been allocated in the reporting year (Energy Efficiency). These investments contribute directly towards decarbonisation and implementation of the CO<sub>2</sub> reduction pathway within the property portfolio.

**Category II «Climate Action and CO<sub>2</sub> Emissions / Energy Efficiency»**

Measures	Allocated proceeds in Category II (cumulative) up to 31.12.2024			Allocated proceeds in Category II (cumulative) up to 31.12.2025		
	Green Bond	Green Finance	Total	Green Bond	Green Finance	Total
<b>Numbers in CHF m</b>						
<b>Total Climate Action and CO<sub>2</sub> Emissions</b>	<b>11.36</b>		<b>11.36</b>	<b>10.35</b>		<b>10.35</b>
<b>Total Energy Efficiency</b>		<b>4.81</b>	<b>4.81</b>		<b>5.75</b>	<b>5.75</b>
<b>Total Category II</b>	<b>11.36</b>	<b>4.81</b>	<b>16.17</b>	<b>10.35</b>	<b>5.75</b>	<b>16.10</b>

In **Category III «Responsible Consumption and Production / Renewable Energy»**, a total of CHF 2.61 million had been invested in ten photovoltaic installations by 31 December 2025. The total refers to the amount invested after deduction of any subsidies. Under the Green Bond Framework, a total of CHF 0.82 million had been invested in four photovoltaic installations by 31 December 2025. Under the Green Finance Framework, a total of CHF 1.79 million had been invested in five photovoltaic installations by 31 December 2025.

**Category III «Responsible Consumption and Production / Renewable Energy»**

Numbers in CHF m	Allocated proceeds in Category III (cumulative) up to 31.12.2024			Allocated proceeds in Category III (cumulative) up to 31.12.2025		
	Green Bond	Green Finance	Total	Green Bond	Green Finance	Total
Funds allocated to photovoltaic systems (according to property list category III)	0.99	1.73	2.72	0.82	1.79	2.61
<b>Total category III (less subsidies)</b>	<b>0.99</b>	<b>1.73</b>	<b>2.72</b>	<b>0.82</b>	<b>1.79</b>	<b>2.61</b>

**Properties with photovoltaic systems  
(«Responsible Consumption and Production / Renewable Energy»)**

Basel, Räbgasse 20
Bern, Wankdorfallee 4 / Majowa
Opfikon, Müllackerstrasse 2, 4 / Bubenholtz
Schlieren, Zürcherstrasse 39 / JED
Thun, Göttibachweg 2-2e, 4, 6, 8
Zurich, Flurstrasse 55 / Medienpark
Zurich, Juchstrasse 3 / West-Log
Zurich, Kappenbühlweg 9, 11 / Holbrigstrasse 10 / Regensdorferstrasse 18a
Zurich, Maagplatz 1 / Platform

# Impact of investments

The net revenues allocated in **Category I «Green Buildings»** enable the planning and implementation of real estate projects with a sustainability certificate and corresponding sustainability performance in the three dimensions of economy, society and environment. Swiss Prime Site pursues a clear certification strategy. All new build and redevelopment projects within the property portfolio of Swiss Prime Site Immobilien will 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. The desired certification level is analysed on a project-specific basis and aligned with the individual and project-related sustainability ambitions (e.g. flexibility of use). In terms of greenhouse gas emissions during construction and operation, as well as in relation to effective use of resources (circular economy), Swiss Prime Site generally strives to exceed the minimum requirements. In addition to ongoing projects, Swiss Prime Site has an extensive development pipeline that qualifies for the green finance. The acquisition of buildings is also checked for existing certificates or the possibility of subsequent certification.

Finally, for existing properties in the portfolio, certification is carried out according to the established BREEAM In Use certification to confirm the sustainability and environmental compatibility of the buildings. The focus for existing properties lies primarily on a building label as well as its continuous recertification.

The investments in **Category II «Climate Action and CO<sub>2</sub> Emissions / Energy Efficiency»** partly enabled by use of the green finance net revenues are taken into account each time the plan is updated. Thus, in the predicted scenario based on current knowledge, a CO<sub>2</sub> intensity (scopes 1, 2, 3.13, and 3.3) of 2.5 kgCO<sub>2</sub>/m<sup>2</sup>a will be reached in 2040, which corresponds to a reduction of 85.2 % compared with the reference year of 2019. Specifically, we expect a Scope 1 emission reduction to 0 kgCO<sub>2</sub>/m<sup>2</sup> by 2040.

Swiss Prime Site is aware of its responsibility when it comes to sustainability and climate protection and has been committed for some time to contributing to the 1.5 C° target of the Paris Climate Accords and the Swiss Federal Council's climate neutrality goal for 2050. With these targets in mind, the Company developed a CO<sub>2</sub> reduction pathway for its entire property portfolio in 2019, which it uses as a guidance and control tool to achieve its own climate goals. The aim is to keep the CO<sub>2</sub> intensity per square metre below CRREM's<sup>1</sup> 1.5 C° reduction scenario and achieve net zero by 2040. Swiss Prime Site will thereby make a significant contribution to achieving the goals set out in the Paris Climate Accords. The green bond net revenues make a significant contribution towards meeting these targets. The funds allocated in this report relate to specific construction projects (e.g. replacement of heating systems, building shell renovations) or to the level of investment made in these projects in the reporting period. This amount will increase as the number of eligible projects increases.

The CO<sub>2</sub> reduction pathway requires active management, as well as continuous adjustment to current data and possible measures for the existing property portfolio. The plan will therefore be regularly updated and published as part of annual reporting.

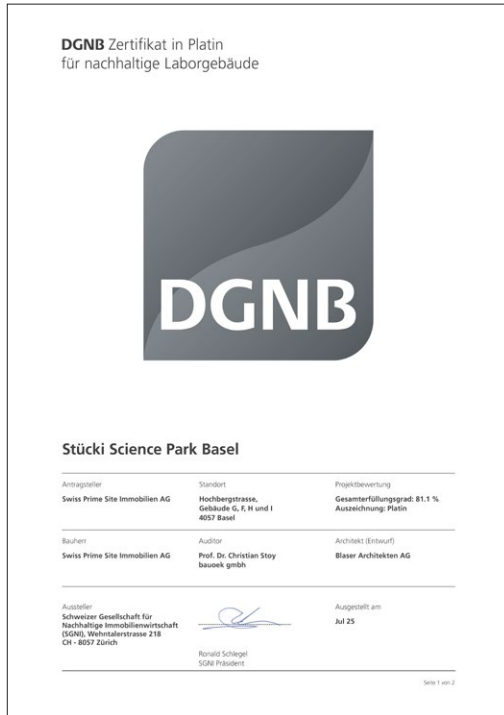
→ [SEE CHAPTER SUSTAINABILITY IN THE ANNUAL REPORT, MATERIAL TOPIC ENVIRONMENT, SUSTAINABLE USE AND OPERATIONS](#)

The proceeds from the financing instruments assigned to **Category III «Responsible Consumption and Production / Renewable Energy»**, were used in the reporting year to invest additional funds in photovoltaic systems on existing properties and in development projects.

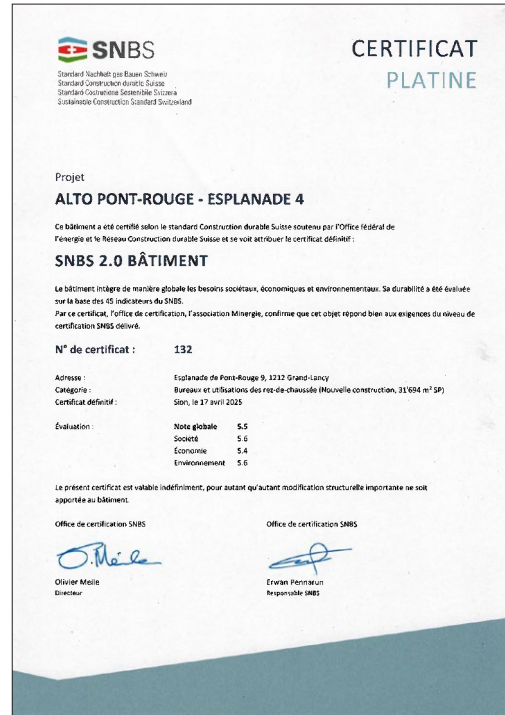
<sup>1</sup> Carbon Riks Real Estate Monitoring CRREM

# Notes

## Stücki Park (new build), Hochbergerstrasse 60, Basel



## Alto Pont-Rouge Esplanade de Pont-Rouge 5, 7, 9, Lancy



**Tertianum La Venise**  
**Rue de Venise 5-7 /**  
**Avenue de la Plantaud 44, Monthey**



**MINERGIE®**

**Certificat**

VS-2526

Ce bâtiment est reconnu par l'association Minergie, les cantons, l'économie et l'Office fédéral de l'énergie en tant que bâtiment remplissant les exigences du standard :

**Minergie**

Ce bâtiment correspond ainsi aux dernières connaissances de la technique du bâtiment qui permettent d'atteindre un excellent niveau de confort, aussi bien pour la qualité de l'air que pour le confort thermique. Ces avantages assurent un maintien de sa valeur supérieur à la moyenne.

Adresse: Rue de Venise / Av de la Plantaud, 1870 Monthey  
 Type d'utilisation: Hab. collectif (Nouvelles constructions, 2669 m<sup>2</sup> SRE)  
 Version du justificatif: 2018.2  
 Information: [www.minergie.ch/fr/fr/VS-2526](http://www.minergie.ch/fr/fr/VS-2526)  
 Certification définitive: Sien, 9 février 2022

Le certificat est valable indéfiniment, pour autant que l'objet figure dans la liste bâtiments. Sa validité disparaît en cas de modifications importantes, énergétiquement sensibles.

Ce document est remis par le président de la Conférence Romande des Délégués à l'Énergie en tant que représentant des services cantonaux de l'énergie. Ces derniers restent dès lors disponibles sur l'application nationale de l'énergie dans les bâtiments et soutiennent la certification de bâtiment Minergie.

Serge Boschung, Président de la Conférence Romande des Délégués à l'Énergie  
 Olivier Meile, Directeur de l'Agence romande Minergie



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Adresse: Rue de Venise / Av de la Plantaud, 1870 Monthey  
 Type d'utilisation: Hab. collectif (Nouvelles constructions, 3227 m<sup>2</sup> SRE), Restauration (Nouvelles constructions, 468 m<sup>2</sup> SRE)  
 Version du justificatif: 2018.2  
 Information: [www.minergie.ch/fr/fr/VS-2527](http://www.minergie.ch/fr/fr/VS-2527)  
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Serge Boschung, Président de la Conférence Romande des Délégués à l'Énergie  
 Olivier Meile, Directeur de l'Agence romande Minergie

**«Fifty-One»**  
**Pfingstweidstrasse, Zurich**



**51 FIFTY-ONE**  
 Zurich, Switzerland

HAS SUCCESSFULLY ACHIEVED THE FOLLOWING LEVEL OF CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL, IN THE LEED GREEN BUILDING RATING SYSTEM AND VERIFIED BY THE GREEN BUSINESS CERTIFICATION INSTITUTE.

LEED FOR CORE & SHELL

**GOLD**

September 2011

Peter Tompsett, President & CEO, U.S. GREEN BUILDING COUNCIL  
 Peter Tompsett, President, GREEN BUSINESS CERTIFICATION INSTITUTE

**SkyKey**  
**Hagenholzstrasse 60, Zurich**



**SKYKEY ZURICH**  
 Zurich, Switzerland

HAS FULLY MET THE REQUIREMENTS OF THE LEED GREEN BUILDING RATING SYSTEM CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL AND VERIFIED BY GREEN BUSINESS CERTIFICATION INC.

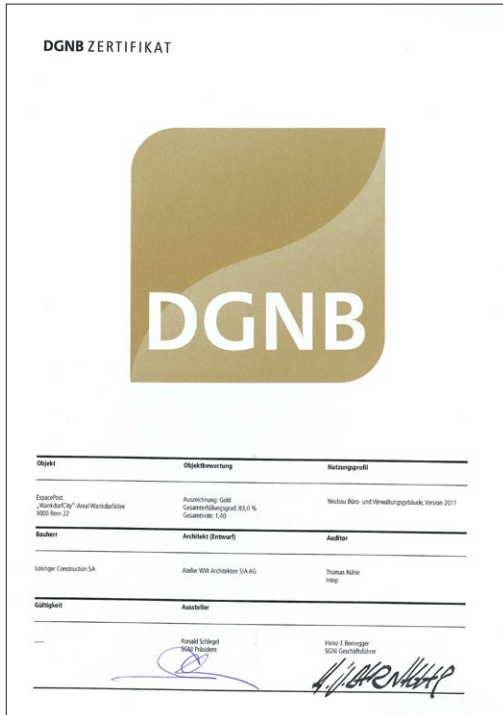
NEW CONSTRUCTION AND MAJOR RENOVATIONS

**PLATINUM**

February 2016

Peter Tompsett, President & CEO, U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

**EspacePost  
Wankdorfallee 4, Bern**



**Centre Rhône-Fusterie  
Genève**



**Route de Flumeux,  
Prilly**



**YOND**  
Albisriederstrasse/Rütiwiesweg, Zurich

**BREEAM CH**  
Bestands Zertifikat

Mit diesem Zertifikat erklärt die Zertifizierungsstelle „BREEAM D-A-CH“ der TÜV SÜD Industrie Service GmbH, dass die Qualität des Gebäudes

3883  
Albisriederstrasse 253  
8047 Zurich

nach den Anforderungen von  
**BREEAM CH Bestand V6.0 (Gewerbliche Nutzung)**

durch einen akkreditierten Auditor für  
Swiss Prime Site Immobilien AG  
bewertet wurde.

**2025 BREEAM CH**  
Gesamtwertung Gebäude  
Sehr Gut: 57,29 %  
2025  
Abkürzungen: BSI | BSI-UK  
www.breem.com/standards/standards

Zertifikatsnummer: BCHO1017B0221  
Ausstellungsnummer: 01

**Qualität des Gebäudes**

Gesundheit und Wohlbefinden	30,17%
Energie	49,89%
Transport	47,72%
Wasser	47,52%
Materialien	33,89%
Widerstandsfähigkeit	45,52%
Boden und Ökologie	30,00%
Emissionen	28,57%
Verbinden	4,4%

ATP sustain GmbH  
Licenzierte Organisation

Jens Glogglér  
Auditor

BCH 0003  
Licenz Auditor

Dr. J. Glogglér  
Dr. Jens Glogglér  
Zertifizierungsstelle „BREEAM D-A-CH“

09. Dezember 2022  
Tag der Ausstellung

05. Dezember 2022 04. Dezember 2025  
Tag der Bewertung Tag der Re-Zertifizierung

**Müllerstrasse 16, 20,**  
Zurich

**MINERGIE®** ZERTIFIKAT

**Minergie**

Dieses Gebäude wurde zertifiziert nach dem vom Verein Minergie, den Kantonen, der Wirtschaft und dem Bundesamt für Energie getragenen Standard Minergie.

Das Minergie-Gebäude steht für Komfort, Effizienz und Klimaschutz. Eine besondere Rolle spielen dabei die hochwertige Gebäudehülle, der überdurchschnittliche Heizschutz und ein kontrollierter Luftwechsel. Das Gebäude zeichnet sich zudem durch den konsequenten Einsatz von erneuerbaren Energien aus und nutzt das Potential der Solarenergie. Es verursacht nur minimale Treibhausgasemissionen in Erstellung und Betrieb.

**ZH-9714**

Gebäude: Müllerstrasse 16, 8004 Zurich  
Verwaltung, Erneuerung, 15'719 m<sup>2</sup>

Nachweiseversion: 2020.2

Information: <https://www.minergie.ch/de/zh/zh-9714>

Definitive Zertifizierung: Zurich, 20. Februar 2025

Das definitive Zertifikat ist unbegrenzt gültig, sofern das Objekt auch auf der Gebäudeliste aufgeführt ist.

Kanton Zurich  
Bundesrat  
Amt für Abfall, Wasser,  
Energie und Luft

Stephan Schmitt  
Leiter Zertifizierungsstelle

**Place des Alpes 1,**  
Genève

**BREEAM CH**  
Bestands Zertifikat

Mit diesem Zertifikat erklärt die Zertifizierungsstelle „BREEAM D-A-CH“ der TÜV SÜD Industrie Service GmbH, dass die Qualität des Gebäudes

03554  
Place des Alpes 1 / Rue des Alpes 4, 6  
1201 Genève

nach den Anforderungen von  
**BREEAM CH Bestand V6.1 (Gewerbliche Nutzung)**

durch einen akkreditierten Auditor für  
Swiss Prime Site Immobilien AG  
bewertet wurde.

**2025 BREEAM CH**  
Gesamtwertung Gebäude  
Sehr Gut: 56,25 %  
2025  
Abkürzungen: BSI | BSI-UK  
www.breem.com/standards/standards

Zertifikatsnummer: BCHI2518G2511  
Ausstellungsnummer: 01

**Qualität des Gebäudes**

Gesundheit und Wohlbefinden	33,14%
Energie	59,32%
Transport	47,19%
Wasser	44,54%
Materialien	35,13%
Widerstandsfähigkeit	45,45%
Boden und Ökologie	30,00%
Emissionen	27,69%
Verbinden	+2%

ATP sustain GmbH  
Licenzierte Organisation

Sophia Sauer  
Auditor

BCH0054  
Licenz Auditor

Dr. J. Glogglér  
Dr. Jens Glogglér  
Zertifizierungsstelle „BREEAM D-A-CH“

16. Dezember 2025  
Tag der Ausstellung

10. Dezember 2025 09. Dezember 2028  
Tag der Bewertung Tag der Re-Zertifizierung

**JED Neubau**  
Zürcherstrasse 39, Schlieren

**SNBS** ZERTIFIKAT  
**GOLD**

Standard Nachhaltiges Bauen Schweiz  
Standard Construction durable Suisse  
Standard Construzione Sostenibile Svizzera  
Sustainable Construction Standard Switzerland

Projekt  
**JED 2226**

Dieses Gebäude wurde definitiv zertifiziert nach dem vom Bundesamt für Energie und dem Netzwerk Nachhaltiges Bauen Schweiz/NBS getragenen Standard Nachhaltiges Bauen Schweiz:

**SNBS 2.1 HOCHBAU**

Das Gebäude bildet damit die Bedürfnisse von Gesellschaft, Wirtschaft und Umwelt gleichermassen und umfassend ab. Die Nachhaltigkeit wird anhand von 45 Indikatoren beurteilt. Mit diesem Zertifikat wird seitens der zuständigen Zertifizierungsorganisation, dem Verein Minergie, bestätigt, dass dieses Objekt die Anforderungen des SNBS erfüllt.

Zertifikatsnummer: 306

Adresse: Zürcherstrasse 39, 8952 Schlieren  
Nutzung: Verwaltung mit Erdgeschossnutzung (Neubau/Erneuerung, 23'247 m<sup>2</sup> Gf)

Definitive Zertifizierung: Basel, 15. August 2025

Bewertung: Gesamtnote 5.1  
Gesellschaft: 5.1  
Wirtschaft: 5.4  
Umwelt: 4.9

Das definitive Zertifikat ist unbeschränkt gültig, sofern keine relevanten baulichen Änderungen am Gebäude vorgenommen werden.

Zertifizierungsorganisation SNBS  
Zertifizierungsstelle SNBS

Angela Bircher  
Präsidentin SNBS

Andreas Grossebacher  
Prüfer

**Bern 131**  
**Stauffacherstrasse 131, Bern**



**ZERTIFIKAT GOLD**

Standard Nachhaltiges Bauen Schweiz  
 Standard Construction durable Suisse  
 Standard Costruzione Sostenibile Svizzera  
 Sustainable Construction Standard Switzerland

**Projekt**  
**BERN 131**

Dieses Gebäude wurde provisorisch zertifiziert nach dem vom Bundesamt für Energie und dem Netzwerk Nachhaltiges Bauen Schweiz SNBS getragenen Standard Nachhaltiges Bauen Schweiz:

**SNBS 2.1 HOCHBAU**

Das Gebäude bildet die Basis der Beeinflussung von Gesellschaft, Wirtschaft und Umwelt gleichermassen und umfassend ab. Die Nachhaltigkeit wird anhand von 45 Indikatoren beurteilt. Mit diesem Zertifikat wird seitens der zuständigen Zertifizierungsorganisation, dem Verein Minergie, bestätigt, dass dieses Objekt die Anforderungen des SNBS erfüllt.

**Zertifikatsnummer: 373**

Adresse: Stauffacherstrasse 131, 3014 Bern  
 Nutzung: Mischnutzung (Neubau, 20'703 m<sup>2</sup> GF)  
 Provisorische Zertifizierung: Zürich, 16. September 2024

Bewertung: **Gesamtnote 5.2**  
 Gesellschaft 5.2  
 Wirtschaft 5.3  
 Umwelt 5.0

Das provisorische Zertifikat ist drei Jahre gültig.

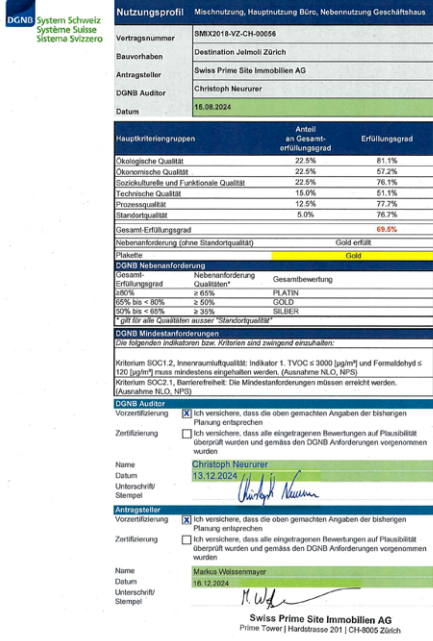
Zertifizierungsorganisation SNBS  
 Zertifizierungsstelle SNBS

Angela Brähler  
 Projektleiterin SNBS

Bruno Hartl  
 Prüfer

PROVISORISCH

**Destination Jelmoli**  
**Seidengasse 1, Zurich**



**DGNB Nutzungsprofil** Mischnutzung, Hauptnutzung Büro, Nebennutzung Geschäftshaus

Vertragsnummer: SMX2018-VZ-CH-00054  
 Bauvorhaben: Destination Jelmoli Zürich  
 Antragsteller: Swiss Prime Site Immobilien AG  
 DGNB Auditor: Christoph Neuner  
 Datum: 16.08.2024

Hauptkriterien	Anteil an Gesamt-erfüllungsgrad	Erfüllungsgrad
Ökologische Qualität	22.5%	61.1%
Ökonomische Qualität	22.5%	67.2%
Sozialkulturelle und Funktionale Qualität	22.5%	76.1%
Technische Qualität	15.0%	61.1%
Prozessqualität	12.5%	77.7%
Standortqualität	5.0%	76.7%
<b>Gesamt-Erfüllungsgrad</b>		<b>68.9%</b>
Nebenanforderung (ohne Standortqualität)		Gold erfüllt
Plakette		Gold

**DGNB Nebenanforderung**

Kriterium	Erfüllungsgrad	Ergebnis	Gesamtbewertung
Erfüllungsgrad	≥ 60%	PLATIN	Gesamtbewertung
60% bis < 60%	≥ 50%	GOLD	
50% bis < 50%	≥ 35%	SILBER	
< 35%	< 35%	BRONZE	

**DGNB Mindestanforderungen**  
 Die folgenden Indikatoren bzw. Kriterien sind zwingend einzuhalten:  
 Kriterium SOCC 2, Innenraumluftqualität: Indikator 1, TVOC ≤ 3000 µg/m<sup>3</sup> und Formaldehyd ≤ 120 µg/m<sup>3</sup> muss mindestens eingehalten werden. (Ausnahme M.O. NPS)  
 Kriterium SOCC 1, Barrierefreiheit: Die Mindestanforderungen müssen erreicht werden. (Ausnahme M.O. NPS)

**DGNB Antragssteller**

Vorzertifizierung:  Ich versichere, dass die oben gemachten Angaben der bisherigen Planung entsprechen.  
 Zertifizierung:  Ich versichere, dass alle eingetragenen Bewertungen auf Plausibilität überprüft wurden und gemäss den DGNB Anforderungen vorgenommen wurden.

Name: Christoph Neuner  
 Datum: 13.12.2024  
 Unterschrift/ Stempel: [Signature]


**Antragsteller**

Vorzertifizierung:  Ich versichere, dass die oben gemachten Angaben der bisherigen Planung entsprechen.  
 Zertifizierung:  Ich versichere, dass alle eingetragenen Bewertungen auf Plausibilität überprüft wurden und gemäss den DGNB Anforderungen vorgenommen wurden.

Name: Markus Weissenmayer  
 Datum: 16.12.2024  
 Unterschrift/ Stempel: [Signature]

Swiss Prime Site Immobilien AG  
 Prime Tower | Hardstrasse 201 | CH-8005 Zürich

**YOND Campus**  
**Albisriederstrasse, Zurich**



Société Suisse pour un Marché Immobilier Durable  
 Società Svizzera per un Mercato Immobiliare Sostenibile  
 Schweizer Gesellschaft für Nachhaltige Immobilienwirtschaft

SGNI - Profibus - CH-8021 Zürich

Durable Planung und Beratung GmbH  
 Barbara Pataki  
 Binzstrasse 12  
 CH-8045 Zürich

Zürich, 20.10.2025

Zertifizierungsvertrag Nr. MIX2018-VZ-CH-00055  
 Objektbewertung für Yond Campus Bau 02 + 03, Albisriederstrasse 207, 243, 8047 Zürich

Sehr geehrte Frau Pataki

Nach der durchgeführten Konformitätsprüfung (1. Prüfung) des von Ihnen zur Vorzertifizierung eingereichten Objekts erhalten Sie hiermit das Prüfungsergebnis sowie als Anhangdokument die detaillierte Tabellenübersicht mit den Anmerkungen und Rückfragen der Konformitätsprüfer. Die folgende Übersicht ist ein Zwischenergebnis.

Hauptkriterien	Anteil an Gesamt-erfüllungsgrad	Erfüllungsgrad
Ökologische Qualität	22.5%	60.4%
Ökonomische Qualität	22.5%	65.3%
Sozialkulturelle und Funktionale Qualität	22.5%	76.6%
Technische Qualität	15.0%	71.3%
Prozessqualität	12.5%	75.9%
Standortqualität	5.0%	73.3%
<b>Gesamt-Erfüllungsgrad</b>		<b>67.1%</b>
Nebenanforderung (ohne Standortqualität)		Gold erfüllt
Plakette		Gold

Allgemeine Rückfragen und Rückmeldungen werden nachfolgend aufgelistet.

**Formales**

„Angabe von Seitenangaben, Markierungen und Kommentare sind erforderlich. Siehe Kommentare in der Gewichtungstabelle.“

„Systemgrenzbeschreibung fehlt > Plan mit Markierung des Betrachtungsperimeters. Wichtig für alle Kriterien, welche ausseräumliche Bewertungen fokussieren und weil sich das Objekt auf einem Campusal befindet.“

www.sgni.ch

Schweizer Gesellschaft für Nachhaltige Immobilienwirtschaft  
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 Tel.: +41 (0)58 934 55 38  
 Mail: info@sgni.ch

# Independent practitioner's limited assurance report



## Independent practitioner's limited assurance report on information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» to Management of Swiss Prime Site AG, Zug

We have been engaged by Management to perform assurance procedures to provide limited assurance on the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» of Swiss Prime Site AG.

The information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» was prepared by Management of Swiss Prime Site AG (the 'Company') based on the «Green Bond Framework», dated October 2020, and the «Green Finance Framework», dated October 2022, of Swiss Prime Site AG (accessible online at <https://sps.swiss/en/group/investors/bonds>) (the «Frameworks»). In addition, the Sustainability Report, included in the Annual Report of Swiss Prime Site AG includes additional details on projects mentioned in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» of the «Green Finance Report 2025». The Annual Report is accessible on the homepage of Swiss Prime Site AG <https://sps.swiss/en/group/investors/company-reports>.

### Management's responsibility

Management is responsible for preparing and presenting the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» in accordance with the Frameworks. This responsibility includes the design, implementation and maintenance of the internal control system related to the preparation and presentation of the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» that are free from material misstatement, whether due to fraud or error. Furthermore, Management is responsible for the selection and application of the Frameworks.

### Independence and quality management

We have complied with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

PricewaterhouseCoopers AG applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

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### Practitioner's responsibility

Our responsibility is to perform a limited assurance engagement and to express a conclusion on the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025». We conducted our engagement in accordance with the International Standard on Assurance Engagements ISAE 3000 (Revised) 'Assurance engagements other than audits or reviews of historical financial information'. That standard requires that we plan and perform our procedures to obtain limited assurance whether anything has come to our attention that causes us to believe that the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» was not prepared, in all material respects, in accordance with the Frameworks.

Based on risk and materiality considerations, we performed our procedures to obtain sufficient and appropriate assurance evidence. The procedures selected depend on the assurance practitioner's judgement. A limited assurance engagement under ISAE 3000 (Revised) is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks. Consequently, the nature, timing and extent of procedures for gathering sufficient appropriate evidence are deliberately limited relative to a reasonable assurance engagement and therefore less assurance is obtained with a limited assurance engagement than for a reasonable assurance engagement.

We performed the following procedures, among others:

- Review of the Frameworks of Swiss Prime Site AG in comparison to the Green Bond Principles, Voluntary Process Guidelines for Issuing Green Bonds of ICMA;
- Assessment of compliance with the management decision regarding the allocation of the proceeds as of 31 December 2025;
- Inquiring the management and those responsible for the use of proceeds;
- Reconciling of eligible investment categories and eligible projects of the "Green Project Portfolio" with asset allocation;
- Analytical procedures, surveys, and document inspections of samples regarding the collection and reporting of quantitative and qualitative information;
- Critical review of the "Green Finance Report 2025" for plausibility and consistency with the information.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

### Conclusion

Based on the work we performed, nothing has come to our attention that causes us to believe that the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» of Swiss Prime Site AG for the period ended 31 December 2025 is not prepared, in all material respects, in accordance with the Frameworks.



#### Intended users and purpose of the report

This report is prepared for, and only for, the Management of Swiss Prime Site AG, and solely for the purpose of reporting to them on information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» and no other purpose. We do not, in giving our conclusion, accept or assume responsibility (legal or otherwise) or accept liability for, or in connection with, any other purpose for which our report including the conclusion may be used, or to any other person to whom our report is shown or into whose hands it may come, and no other persons shall be entitled to rely on our conclusion.

We permit the disclosure of our report, in full only and in combination with the Frameworks, to enable Management to demonstrate that they have fulfilled their governance responsibility with the commissioning of an independent report over the information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025», without assuming or accepting any responsibility or liability to any third parties on our part. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Management of Swiss Prime Site AG for our work or this report.

PricewaterhouseCoopers AG

Patrick Balkanyi

Philipp Gnädinger

Zürich, 3 February 2026

*The maintenance and integrity of Swiss Prime Site AG's website and its content are the responsibility of Management. The work we have performed as the independent assurance practitioner does not involve consideration of the maintenance and integrity of the Swiss Prime Site AG's website. Accordingly, we accept no responsibility for any changes that may have occurred to the reported information in the section «Allocation of green bond / finance net proceeds as at 31.12.2025» in the «Green Finance Report 2025» or the Frameworks since they were initially presented on the website.*

## Imprint

### Overall responsibility | Editing

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CH-6300 Zug  
info@sps.swiss  
www.sps.swiss

### Advisory sustainability

Sustainserv GmbH, Zurich

### Design | Realisation

Linkgroup AG, Zurich

### Translation

Supertext AG, Zurich

### Image material

Swiss Prime Site AG, Zug

### Disclaimer

This report contains statements regarding future financial and operational developments and results as well as other projections that are forward-looking or contain subjective assessments that are not historical facts. In some cases, these forward-looking statements can be identified by the use of words such as «believe», «estimate», «anticipate», «expect», «intend» and similar expressions as well as their negative equivalent. Such forward-looking statements or subjective assessments (hereinafter referred to as «forward-looking statements») are based on expectations, estimates and assumptions that seem to be appropriate to the Company at the time of the preparation of the report but may prove to be incorrect in retrospect. A number of factors, such as the implementation of the strategic plans of Swiss Prime Site AG by management, future conditions and developments in the market in which Swiss Prime Site AG operates, or the market behaviour of other market players, may cause the actual results – including the actual business situation, result of operations and financial condition of the Company – to differ materially from the anticipated results. In addition, past trends are not indicative of any future trends.

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Swiss Prime Site's  
property portfolio will be  
climate-neutral by 2040.  
That's a promise.

**Swiss Prime Site**

**Headquarters**

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