



SWISS PRIME SITE

STAKEHOLDER DIALOGUE 2023



For us, regular dialogue with our key stakeholders is a central element of forward-looking business management. The challenges and expectations identified in the dialogue can be integrated into the ongoing development of our business activities in line with the company's strategy. For this purpose, we conduct a stakeholder dialogue on current topics every other year. In 2023, around 30 representatives of tenants, investors, financial actors, and business partners took part in a dialogue on sustainability.

This is the fourth stakeholder dialogue we have conducted since 2017. This year, the event was held in the Prime Tower in Zurich and brought together around 30 participants. Representatives of tenants, investors, financial actors, and business partners met with the Chair of the Board of Directors and another representative of the Board, the CEO, and a significant presence from management. The focus was on a lively exchange on the topic of sustainability, with a guest presentation by researcher and editor Anna Stünzi serving as an inspiring introduction.

The dialogue centred on jointly addressing environmental, social and governance issues. Our CEO and Head Group Sustainability introduced the topic of the ongoing development and sustainability commitment of our company, through which we are helping to sustainably transform the economy and society. We have aligned ourselves with industry-relevant standards and focus on six topics in the dimensions of Environmental, Social, and Governance (ESG). Systematically managing these focus areas will help to achieve net zero by 2040 and ensure increasing circularity.

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SWISS PRIME SITE, SUSTAINABILITY

Our tenant survey this year has confirmed the growing importance of sustainability in the choice of rental properties. Our tenants particularly value energy efficiency and green spaces. Data also has a part to play in this, as there is an increasing willingness to provide consumption data for the purpose of optimising energy efficiency. Interest in information about indoor climate is also growing. The tenant survey also highlighted potential for future services such as e-charging stations, recycling, and more bicycle parking spaces.

In her presentation, Anna Stünzi, researcher, lecturer and president of the think tank foraus, stressed the relevance of global developments for Switzerland. Both Switzerland as a whole and companies such as Swiss Prime Site should observe and categorise these developments and determine their impact on themselves. This was illustrated using examples from the book «Hinausschauen» (Looking Beyond), which describes critical focal points, technological and (geo) political trends, and their significance for Switzerland. The Head Group Sustainability said that, with this valuable input, the participants should join the discussion, stressing: «If you want to locate yourself in the world, you have to know it.» It is important to adopt different perspectives in order to shape the future and create shared living spaces. To promote our ongoing development in the field of sustainability, the participants discussed key questions on environmental, social, and governance aspects. A «World Café» enabled all participants to provide comprehensive feedback on a number of prepared questions, which encouraged a constructive exchange.



At the fourth stakeholder dialogue, the participants focused on key questions related to environmental, social, and governance topics

Findings from the World Cafés

In the area of the environment, the participants agreed that Swiss Prime Site is perceived as innovative and proactive. But this also comes with high expectations of our responsibilities. Open communication with tenants is essential in order to create credibility. Building owners are being encouraged to play an increasingly important role in the high-quality design of outdoor spaces and, in particular, to prevent heat islands and promote biodiversity. In the outlook for the environment, mention was made of the importance of Scope 3 emissions («grey emissions») in construction and dealing with increasingly strict EU regulations.

On the matter of social issues, the responsibility for creating living spaces and for society as a whole is clear. By acting with foresight and diligence, we are expected to build stability and thereby create functional living spaces that create added value. It was clearly emphasised that we have been assigned a facilitative role and we should fulfil this role for as many target and stakeholder groups as possible.

The topic of responsibility was also at the forefront of governance issues. The participants took the view that we should set an example in how we manage our supply chain in order to promote sustainable standards and encourage circular economy approaches, for example. The topic of data was also raised. Although the right balance between data security and data transparency must be ensured, some stakeholders want to see more transparency on the outcomes of innovative measures as a signal for the Swiss market. Successes and projects related to future topics are to be used specifically for sustainability communication.

CEO's concluding statement

At the end of the event, our CEO René Zahnd took the floor and acknowledged the suggestions and valuable feedback. He was pleased to conclude that Swiss Prime Site is perceived by its stakeholders as a sustainability leader across all dimensions. However, this increases the pressure to stay on top of future issues and work proactively on related solutions.

Speaker

Anna Stünzi works as a researcher and lecturer at the University of St. Gallen. Her research focuses on climate and environmental policy and how it affects green entrepreneurship. She is also investigating the role the financial centre and sustainable investments can play in this. In addition, she is the editor of the book «Hinausschauen», which was published by foraus in May 2023 and which was an inspiration for this year's stakeholder dialogue.