

OUR MINIMUM ESG STANDARDS FOR REAL ESTATE

Focus area	Timeline	Minimum ESG standards	action points
GREEN BUILDINGS Goal: Creating green real estate	From 2022	High sustainability standard in real estate projects thanks to 'Gold' (DGNB, LEED), 'Excellent' (BREEAM) or higher building certificates	Implementing the certification criteria is fixed in the project orders.
	From 2024	Green real estate portfolio thanks to EU Taxonomy alignment in the real estate projects	Implementing the EU Taxonomy's technical screening criteria is defined in the project charters.
CLEAN ENERGY Goal: Use clean energies	From 2023	Digital energy monitoring through the use of smart tools to increase energy efficiency	Implementing a digital, efficient energy management system is defined in the project charters.
		Share of renewable primary energy is at least 50% (in relation to the entire portfolio).	Reviewing renewable energy systems and sources at the project site Increasing the share of renewable primary energy by taking appropriate action (site-specific)
LAND USE Goal: Preserve living space	From 2023	Share of biotope areas is at least 50% (in relation to the total portfolio) to safeguard biodiversity.	Calculating the biotope area factor using the DGNB calculation method Increasing the share of biotope area by implementing optimisation measures (project-specific, e.g. green roofs and façades, water-permeable surfaces, etc.)
	From 2023	Efficiency in newbuild projects is at least 70%.	Calculating and optimising land-use efficiency (ratio of gross floor area/ancillary areas) when planning newbuild projects
CIRCULAR ECONOMY Goal: Closed-loop systems	From 2024	Transparent presentation of all building products and materials in a digital materials passport to promote the circular economy	Implementing the digital materials passport is defined in the project charters.
		Share of recyclable material is at least 70% (in relation to the total portfolio).	Developing conversion and after-use concepts during the planning process
			Reviewing the use of secondary materials and recyclable materials during the planning process Calculating and presenting the Circularity Index in a transparent way

What does EU Taxonomy alignment mean? Economic activities and financial products are deemed to be Taxonomy-aligned if they meet the technical screening criteria of the EU Taxonomy. This means that they make a significant contribution to at least one of six environmental goals without doing significant harm to the other five environmental goals. This required technical screening criteria to be defined by the EU for the economic activity, meaning that they are Taxonomy-eligible. This is the case for the real estate sector.