

MOBIMO

# **Guideline on sustainable business operations**

# Acting responsibly at Mobimo

## Shaping the future

Mobimo pursues a responsible and forward-looking business policy. We understand the dangers of global climate change and progressive environmental pollution and take an active role in doing our bit to tackle these. This is why we are focusing on the 1.5 degree Celsius target set by the Paris Agreement and the Federal Council's goal of reducing net CO<sub>2</sub> emissions to zero by 2050 at the latest. We also feel committed to the UN Sustainable Development Goals (SDGs). Our overall understanding of sustainability is detailed in the sustainability strategy. This sets out goals relating to the environment (E), society (S), the economy and corporate governance (G) to ensure long-term added value through a CO<sub>2</sub>-neutral, economically and ecologically efficient, and socially sustainable real estate portfolio.

We promote increasing the proportion of renewable energy sources, implementing resource and energy-efficient own developments and making use of innovative technologies, ecological materials and recyclable construction methods. Our properties satisfy the requirements of usage flexibility, being adaptable to the climate, and having a healthy environment and biodiverse outdoor spaces.

We create high-quality living spaces and invest in promising locations to ensure we are making a positive contribution to society. In doing so, we rely on a responsible corporate culture, motivated and competent employees, as well as long-term and cooperative relationships with our stakeholder groups, tenants and customers.

We include sustainability topics within our decision-making processes and actively manage ESG risks in order to put multidimensional added value at the centre of everything we do as a forward-looking enterprise and in doing so offer an attractive investment opportunity. The basis for this is a forward-looking portfolio strategy, a solid capital base, integral and efficient processes, as well as transparent reporting of our company's successes.

What we design is visible and permanent. We take this privilege seriously and never lose sight of it: we're here to stay.

## External guidelines

This guideline on sustainable business operations is based on the Principles of the UN Global Compact and the United Nations Guiding Principles on Business and Human Rights, as well as other guidelines and standards.

 **UN Global Compact**

 **United Nations Guiding Principles on Business and Human Rights**

## External reporting and ratings

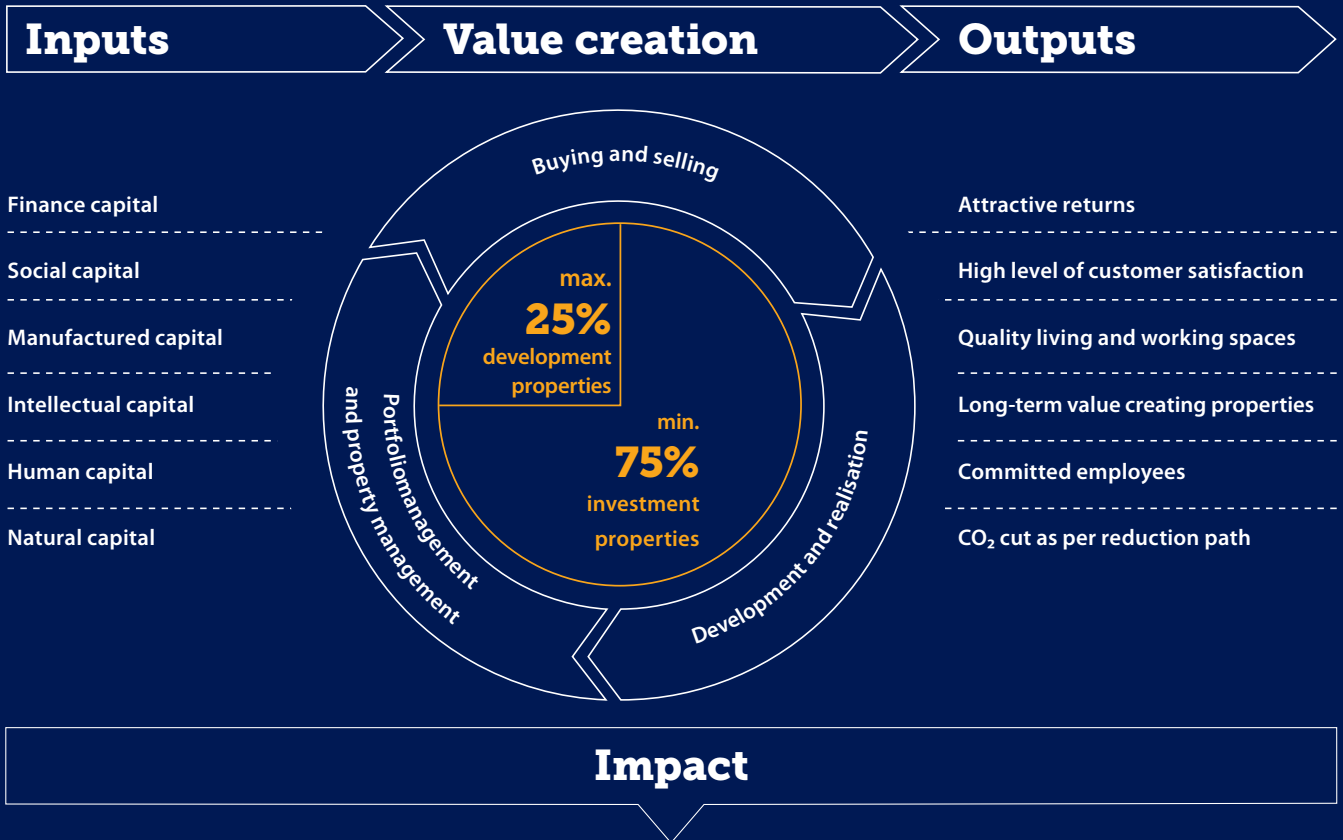
Mobimo has been reporting on its sustainability performance since 2011 and has based this on the reporting framework of the Global Reporting Initiative (GRI) since 2013.

To measure its sustainability performance, Mobimo relies on independent standards and ratings. GRESB, CDP, EPRA, MSCI, Inrate, Sustainability and ISS ESG show that we are performing well each year.



# Our integrated business model

As a responsible owner, developer and employer, Mobimo believes in sustainable business operations. Our impact on the environment, society and the economy (ESG) in turn impacts upon the operations and strategy of the company. This holistic approach to business operations is at the heart of everything we do.



## Contribution to SDGs

Through our business operations, we make a contribution towards five of the 17 UN Sustainable Development Goals in particular.

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|---|--|---|---|
|  <p><b>3</b> GOOD HEALTH AND WELL-BEING</p>          | <p><i>SDG: Ensure healthy lives and promote well-being for all at all ages.</i></p> <p><b>Mobimo:</b> Designs sustainable living and working spaces and fosters customer proximity through the company's own management.</p>                   |  <p><b>12</b> RESPONSIBLE CONSUMPTION AND PRODUCTION</p> | <p><i>SDG: Ensure sustainable consumption and production patterns.</i></p> <p><b>Mobimo:</b> Meets sustainability criteria in existing buildings and new developments throughout the entire value-creation cycle.</p>       |
|  <p><b>7</b> AFFORDABLE AND CLEAN ENERGY</p>         | <p><i>SDG: Ensure access to affordable, reliable, sustainable and modern energy for all.</i></p> <p><b>Mobimo:</b> Uses renewable energy and state-of-the-art forms of technology.</p>   |  <p><b>13</b> CLIMATE ACTION</p>                         | <p><i>SDG: Take urgent action to combat climate change and its impacts.</i></p> <p><b>Mobimo:</b> Contributes to climate protection by reducing the consumption of resources and selecting highly accessible locations.</p> |
|  <p><b>11</b> SUSTAINABLE CITIES AND COMMUNITIES</p> | <p><i>SDG: Make cities and human settlements inclusive, safe, resilient and sustainable.</i></p> <p><b>Mobimo:</b> Focuses on environmentally friendly construction and biodiversity when it develops buildings, sites and outdoor spaces.</p> |   |   |

# Governing bodies and processes for sustainable business operations

## Mobimo has set out binding goals relating to the environment, society and the economy/corporate governance in its Strategy 2030.

As the most senior management body, the Board of Directors is responsible for the strategic goals of Mobimo. The integration and monitoring of the sustainability strategy is the responsibility of the Investment and Sustainability Committee (ISC). It also makes decisions on all topics relating to sustainability.

Based on the mandate of the Board of Directors, the Executive Board is responsible for developing, implementing, setting targets and monitoring the sustainability strategy.

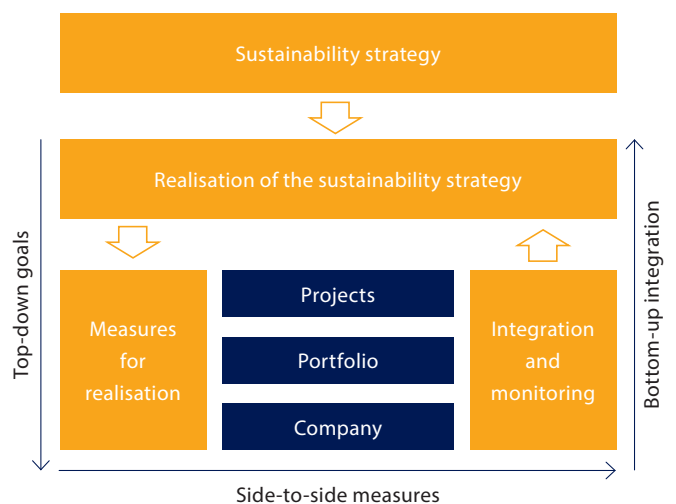
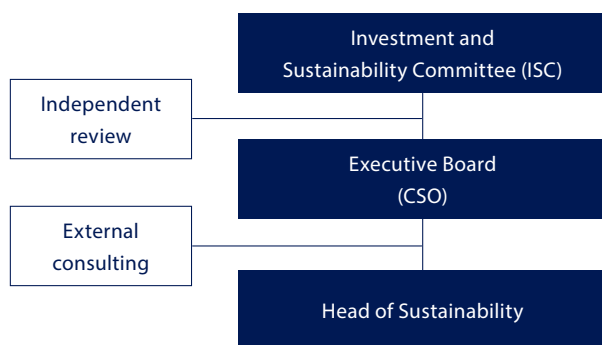
The Chief Sustainability Officer (CSO) acts as a central point of contact within the Executive Board and coordinates the collaboration with the various offices. He/she also prepares any sustainability-relevant topics for the Executive Board and for the ISC.

On behalf of the Executive Board, the CSO regularly informs the ISC about progress with respect to goals being met and provides it with the information it requires for decision-making.

The Head of Sustainability is responsible for operational implementation of the measures for realisation of the sustainability strategy at a company, portfolio and project level. He/she serves as a centre of competence, manages or oversees the implementation of all important projects, and is responsible for raising awareness among employees in each area of responsibility. In the process, he/she is supported on occasion by external advisors.

The consolidated information from business operations is included in the reports. The limited assurance review for energy and emissions data is undertaken by an external independent partner.

### Sustainability bodies and processes



# Principles for sustainable business operations

In order to achieve our sustainability targets, we adhere to binding principles for sustainable business operations. These principles cover all company levels and the entire value chain.



## Environment

- › We are committed to achieving CO<sub>2</sub>-neutral operations, increasing our energy efficiency and our proportion of renewable energy sources used, as well as the topic of e-mobility by 2050.
- › We promote collaboration cooperation with manufacturers and suppliers, characterised by particularly resource-efficient, recyclable products, and we believe in the certifications of our properties.
- › We promote innovations, biodiversity and climate-adaptive construction and rely on innovative construction and use concepts and a healthy environment.
- › With the transformation of our portfolio, planning and construction of properties, we are striving to take grey energy into consideration and keep resource usage in construction and operations to a minimum.



## Society

- › We create high-quality living spaces and invest in promising locations while taking sustainability criteria into consideration for any new acquisitions.
- › We manage our properties in a way that is customer and needs-focused and ensure maximum customer satisfaction.
- › We plan and work collaboratively, constantly expand on our knowledge, improve our processes, and do so by means of digital transformation.
- › We live by a value-based, honest and responsible company culture, which puts the focus on health and safety as well as the training and development of its employees.
- › We include our stakeholder groups in business operations and take their interests into consideration in order to achieve our sustainability targets.



## The economy/corporate governance

- › We ensure an attractive return and distribution by means of a stable dividend policy and economic successes.
- › We take a forward-looking approach to the management of a profitable, growing and high-value real estate portfolio as well as its risks in connection with sustainability.
- › We promote sustainable financing and ensure security and well-being by means of a solid capital base.
- › We are committed to a transparent reporting process.