



MOBIMO

**EPRA Sustainability Best
Practice Recommendations
Report 2018**

1. Overarching recommendations

Introduction

As EPRA members, we have chosen to report our environmental and social data in accordance with the EPRA Sustainability Best Practice Recommendations (sBPR). Our reporting response has been split into 2 sections:

- › Overarching recommendations,
- › Sustainability performance measures.

Overarching recommendations

Organisational boundaries

The portfolio of Mobimo Holding AG (equivalent to a Gross Asset Value (GAV) of CHF 3,078 million) consists of investment properties (75.3% by GAV) and development properties (24.7% by GAV). We report on all properties in our investment portfolio for which we have operational control.

Coverage

The Table "Portfolio" represents the scope of our 2019 EPRA submission and includes the total standing investments portfolio (100%) of the investible entity (commercial and residential). In total this covers 113 assets.

Development projects, as well as underdeveloped or vacant land or other owned cash or non-real estate assets are excluded.

Estimation of landlord-obtained utility consumption

All data for the assets which are included in the organisational boundary are based on invoices received for the reporting period (since 2013) covering electricity, district heating, cooling, energy consumption from fuel and water.

Scope 1 and 2 GHG emissions are calculated based on energy consumption by type of energy (fuels, gas, district heating etc.) which in turn are based on invoices. No data is estimated.

Boundaries – Reporting on landlord and tenant consumption

The consumption reported includes only utilities which we purchase as landlords. Tenant obtained data (i.e. from bills which the tenant receives directly) are excluded.

Waste data (incineration, recycling, PET, paper and cardboard) are collected and reported only for our owned offices. Waste data are neither directly available nor reported for the standing investment properties. Every building in Switzerland is connected to the country's highly sophisticated public waste system. This developed waste separation system optimises usage and waste disposal. Its usage is managed directly by the tenants (incl. invoices).

Analysis – Normalisation

We have calculated intensity indicators for heating, cooling and electricity based on the energy consumption per investment property measured and billed for the accounting period. The energy consumption for heating is recorded over several reporting years (since 2013), for plausibility testing and control. The number of heating days/year is considered, analysed and normalized if necessary. The total energy use from heating, cooling and electricity is then divided by the total floor area (including tenant areas) to calculate the intensity rate. The energy-consuming space for each property is calculated on the basis of the plans in accordance with Swiss Society of Engineers and Architects (SIA) guidelines.

The basis used for the calculation of CO₂ emissions are the heating system, type of energy, the respective emissions factors and the consumption in kWh. In this reporting year two adaptations have been made:

- › From 2018 onwards, the calculation of energy-consuming space is carried out in accordance with the norm SIA 380 of the Swiss Society of Engineers and Architects (previously in accordance with SIA 416/1), resulting in an imputed reduction of m².
- › Emissions factors were adjusted in 2018. These are higher for gas (scope 1) and for electricity (scope 2). They are lower for district heating and heat pumps (scope 1).

Water consumption corresponds to the consumption per investment property, measured and billed for the accounting period. The intensity is calculated by the total water consumption divided by the total floor area.

Health and safety performance measures are calculated using the following formula:

› Absentee rate = Total number of absent days per employee/total number of working days x 100.

Analysis – Segmental analysis (by property type, geography)

Segmental analysis is defined by the property classification used in our financial reporting (see our Annual Report, p. 108) which organises our investment portfolio into commercial and residential properties. Segmental analysis by geography is not relevant for our portfolio given that our assets are all located in the same climatic zone.

Disclosure on own offices

Utilities consumption which we are responsible for at our own offices are reported separately. Please see EPRA Table “EPRA Performance measures” on page 5.

Narrative on performance

For a full narrative on our performance in 2018, please see the following sections of our Sustainability Report 2018.

- › Energy, water and waste: Environment (pages 8 – 13),
- › Employee training and development: People (pages 19 – 21),
- › Community engagement: Society (pages 14 – 18),
- › Own offices, environmental indicators: Appendix (page 32).

The report is available to download here:

www.mobimo.ch/en > About us > Sustainability

Information of our governance procedures and Board of Directors can be found in the Corporate Governance Report of our Annual Report 2018 which is available to download here:

www.mobimo.ch/en > Investors > Annual report

Location of EPRA sustainability performance measures

EPRA sustainability performance measures for our portfolio, own offices and corporate operations can be found in the tables on pages 3 – 7 of this report.

Third party assurance

Energy and GHG emissions data are independently assured by EY. The assurance statement can be found on page 44 – 45 of our Sustainability Report 2018. The report is available to download here:

www.mobimo.ch/en > About us > Sustainability

Materiality

Regarding sustainability, Mobimo Holding AG reports in accordance with EPRA, GRI, GRESB and CDP (since 2011, 2013 and 2017) and integrates annually internal and external stakeholders for the determination and evaluation of the material aspects. Three criteria are applied to determine materiality: the strategic relevance of the individual theme, the possibility of exercisable influence, and the aspects' effects within and outside the organisation. At this time, all important KPIs that have been identified as material according to the results of our materiality review are reported. The full list of material issues can be found on page 7 and 26 of our Sustainability Report 2018.

2. Sustainability performance measures

EPRA environmental performance measures (portfolio)

Indicator	EPRA	Unit of measure	Portfolio total						Commercial						Residential					
			Absolut		Like-for-like		% change		Absolut		Like-for-like		% change		Absolut		Like-for-like		% change	
			2017	2018	2017	2018			2017	2018	2017	2018			2017	2018	2017	2018		
Electricity consumption for landlord controlled areas	Elec-Abs, Elec-LfL	MWh	41,897	34,105	41,897	34,105	-18.6		35,606	27,969	35,606	27,969	-21.4		6,290	6,136	6,290	6,136	-2.4	
Proportion of electricity consumption from renewable sources		%	52.1	50.3	52.1	50.3			58.5	56.9	58.5	56.9			32.2	32.9	32.2	32.9		
Energy consumption from landlord obtained district heating and cooling	DH&C-Abs, DH&C-LfL	MWh	17,536	17,462	17,536	17,462	-0.04		13,590	13,983	13,590	13,983	2.9		3,946	3,479	3,946	3,479	-11.8	
Proportion of district heating & cooling from renewable sources		%	21.8	25.7	21.8	25.7			22.3	28.4	22.3	28.4			20.2	18.6	20.2	18.6		
Energy consumption from landlord obtained fuels	Fuels-Abs, Fuels-LfL	MWh	20,956	16,278	20,956	16,278	-22.3		11,651	7,237	11,651	7,237	-37.9		9,304	9,041	9,304	9,041	-2.8	
Proportion of fuels from renewable sources		%	26.1	24	26.1	24			19.1	14.7	19.1	14.7			47.6	48.5	47.6	48.5		
Building energy intensity	Energy-Int	kWh/m²	151	137	151	137	-9.1		158	141	158	141	-10.8		135	128	135	128	-5.2	
Direct Scope 1 GHG emissions (total)	GHG-Dir-Abs	tCO ₂	4,400	3,313	4,400	3,313	-24.7		2,525	1,563	2,525	1,563	-38.1		1,876	1,750	1,876	1,750	-6.7	
Total Scope 2 indirect GHG emission (location based)	GHG-Indir-Abs	tCO ₂	9,153	7,941	9,153	7,941	-13.2		7,576	6,461	7,576	6,461	-14.7		1,576	1,481	1,576	1,481	-6	
Total Scope 2 indirect GHG emission (market based)		tCO ₂	8,013	7,649	8,013	7,649	-4.5		6,465	6,254	6,465	6,254	-3.3		1,547	1,395	1,547	1,395	-9.8	
Building GHG emissions intensity	GHG-Int	kgCO ₂ /m²	23	22	23	22	-4.3		23	22	23	22	-4.3		23.6	21.6	23.6	21.6	-8.5	
Total water consumption	Water-Abs, Water-LfL	m³	341,255	321,476	341,255	321,476	-5.8		177,467	157,236	177,467	157,236	-11.4		163,788	164,240	163,788	164,240	0.3	
Building water consumption intensity	Water-Int	m³/m²	0.643	0.651	0.643	0.651	1.2		0.46	0.45	0.46	0.45	-2.1		1.13	1.13	1.13	1.13	0	
Weight of waste by disposal route (total)	Waste-Abs	tonnes	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	
	Waste-LfL	% recycled	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	
		% sent to landfill	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	

Indicator	EPRA	Unit of measure	Investment portfolio	Development portfolio
Type and number of assets certified	Cert-Tot	% of portfolio certified OR number of certified assets	2018: 23% are Minergie-certified (2017: 25%)	2018 (and before): 100% Minergie-certified

Data qualifying notes

Waste Abs & Waste-LfL

Waste data are neither directly available nor reported for our investment properties. For this reason, we have reported waste as not applicable (N/A). Every building in Switzerland is connected to the country's highly sophisticated public waste system. This developed waste separation system optimises usage and waste disposal. Its usage is managed directly by the tenants (incl. invoices). We support tenants by providing facilities and systems to, for example, segregate waste according to type, for example compostable materials, recycling, refuse, PET, etc. For more information, see page 32 of our Sustainability Report 2018.

Cert-Tot

Minergie is a Swiss certification label protected and supported by the Swiss Confederation, the Cantons and the Economy. Minergie-certified buildings are mainly characterised by very low energy consumption (high energy-efficiency) and the highest possible share of renewable energies. For more information, see <https://www.minergie.ch/de/verstehen/uebersicht>.

Minergie-certification is the minimum-standard required for all development properties. For other used labels (for example DGNB, 2000 Watt) see pages 10 – 11 and 22 of our Sustainability Report 2018.

EPRA environmental performance measures (own office and headquarters)

Indicator	EPRA	Unit of measure	Absolut		Like-for-like		
			2017	2018	2017	2018	% change
Electricity consumption	Elec-Abs, Elec-LfL	kWh	333,472	275,587	333,472	275,587	-17.4%
Proportion of electricity consumption from renewable sources		%	100	100	100	100	
Energy consumption from district heating and cooling	DH&C-Abs, DH&C-LfL	kWh	231,570	264,333	231,570	264,333	14.1%
Proportion of district heating & cooling from renewable sources		%	100	100	100	100	
Energy consumption from fuel	Fuels-Abs, Fuels-LfL	kWh	0	0	0	0	
Proportion of fuels from renewable sources		%	0	0	0	0	
Building energy intensity	Energy-Int	kWh/m ²	176.1	168.3	176.1	168.3	-4.4%
Direct Scope 1 GHG emissions (total)	GHG-Dir-Abs	tCO ₂	0	0	0	0	
Total Scope 2 indirect GHG emission (location based)	GHG-Indir-Abs	tCO ₂	87,016	80,448	87,016	80,448	-7.5%
Total Scope 2 indirect GHG emission (market based)		tCO ₂	77,475	82,932	77,475	82,932	7.0%
Building GHG emissions intensity	GHG-Int	kgCO ₂ /m ²	24.15	25.85	24.15	25.85	7.0%
Total water consumption	Water-Abs, Water-LfL	m ³	1,919	1,628	1,919	1,628	-15.2%
Building water consumption intensity	Water-Int	m ³ /m ²	0.598	0.507	0.598	0.507	-15.2%
Weight of waste by disposal route (total)	Waste-Abs, Waste-LfL	kg	18,588	21,882	18,588	21,882	17.7%
		Recycled	9,537	12,148	9,537	12,148	27.4%
		Sent to incineration	9,051	9,734	9,051	9,734	7.5%

Indicator	Status 2018	
Type and number of assets certified, own offices	The main office in Küsnacht is Minergie-certified	75% (in m ²) of the own offices are Minergie-certified

Data qualifying notes

Cert-Tot

Minergie is a Swiss certification label protected and supported by the Swiss Confederation, the Cantons and the Economy. Minergie-certified buildings are mainly characterised by very low energy consumption (high energy-efficiency) and the highest possible share of renewable energies. For more information, see <https://www.minergie.ch/de/verstehen/uebersicht>.

EPRA social and governance performance measures (portfolio and corporate)

Indicator	EPRA	Unit of measure	Scope	2017	2018
Employee diversity	Diversity-Emp	Number of male/female (Board)	Corporate operations	7/0	7/0
		Number of male/female (Executive Board)		5/0	6/0
		Number of male/female (middle management)		16/7	17/6
		Number of male/female (Employees)		63/71	59/84
Employee training and development	Emp-Training	Average hours per employee	Corporate operations	14	10.35
	Emp-Dev	% of total workforce with performance appraisals	Corporate operations	100%	100%
	Emp-Turnover	Total number of new hires	Corporate operations	31	49
		Rate		20%	29%
		Total number of leavers		19	36
		Rate		12%	21%
Health and safety	H&S-Emp	Occupational accident rate (in %)	Corporate operations	0.7%	0%
		Lost day rate		0%	0%
		Absentee rate (in % relative to total target hours)		1.02%	4.3%
		Fatalities (total number)		0	0
	H&S-Asset	% of assets undergoing health & safety assessments	Portfolio	95%	100%
	H&S-Comp	Total number of incidents of non-compliance from health & safety assessments	Portfolio	0	0
Communities	Comty-Eng	% of assets with community engagement initiatives	Portfolio	100%	100%

Indicator	EPRA	Unit of measure	Scope	2017	2018
Governance	Gov-Board	Total number of Executive members	Corporate operations	0	0
		Total number of Independent members		7	7
		Average tenure in years		7.9	9.9
		Total number with competencies relating to environmental and social topics		7 of 7	7 of 7
	Gov-Select	Description	Corporate operations	<p>The process is defined and requires that:</p> <ul style="list-style-type: none"> › Nominations are prepared in consultation with internal and external stakeholders (advice, suggestions, recommendations); › The candidates meet certain criteria: diversity, regional representation from German-speaking and French-speaking Switzerland, representation from the merger company (Lausanne), sector and branch representation, real estate expertise, good business and political contacts, and independence. There is currently a lack of women (criterion not met); › Members of the highest governance body are elected annually (including re-election) by the shareholders' meeting. <p>For more information, see page 27f. of our Annual Report 2018.</p>	
	Gov-Col	Description	Corporate operations	<p>All members of the Board are non-executive members pursuant to the Swiss Code of Best Practice for Corporate Governance. None of the members of the Board of Directors have any significant business relationships with Mobimo Holding AG or with a Mobimo Group company. Full details of Board memberships are disclosed in our Annual Report 2018.</p>	

Data qualifying notes

Diversity-Pay

We are not currently able to report this information. Equal opportunities and equality are part of the Agenda 2018/2019 and will precisely be analysed to make sure there are no inequalities.

H&S-Asset

Clearly defined quality management for development properties is implemented on building sites and in services, with an emphasis on health and safety aspects for the future users and the building site operators. Health and safety checks are carried out on products and services at all stages of the process (purchase, development and construction, moving in, use and operation, waste disposal).

In addition to the standard requirements laid down by the federal government, cantons, Suva, SIA, police, fire service, etc., measures also comply with internal regulations. For more information, see page 16 of our Sustainability Report 2018.

Comty-Eng:

The figure relates to the Development portfolio only. For more information on our approach to community engagement, see page 15 and 17 of our Sustainability Report 2018.

Gov-Board

Board profiles and competencies can be found on page 30f. of our Annual Report 2018.



Mobimo Holding AG

Rütligasse 1
CH-6000 Lucerne 7
Tel. +41 41 249 49 80
Fax +41 41 249 49 89
www.mobimo.ch