







CA IMMO AGENDA FOR SUSTAINABLE BUSINESS OPERATIONS

Focus areas	Targets & Principles	Measures
Climate & Energy	<ul style="list-style-type: none"> – Reduction of the average Scope 1+2 CO₂ emission intensity of the investment portfolio by 50% by 2030 (base year 2019). – All new construction projects completed from 2030 onwards are climate neutral in operation (net zero carbon) – Climate neutrality by 2050 	<ul style="list-style-type: none"> – Conversion of electricity contracts to 100% electricity from renewable energy sources in the investment portfolio by 2023 (landlord-obtained) – Purchase of climate-neutral district heating acc. to local availability – Green lease programme to reduce CO₂ emissions (Scope 3) in the investment portfolio (tenant participation) – Establishment of a digital energy monitoring and management system for the Group-wide portfolio by 2025 – Renovation programme to systematically reduce the energy consumption and carbon footprint of the investment portfolio – Continuous reduction of the energy demand of development projects – Expansion of renewable energy sources in and on development projects (e.g. photovoltaics, solar thermal energy, geothermal energy) – Reduction of embodied carbon emissions in development projects – Compensation of unavoidable emissions through offsetting measures (e.g. CO₂ reduction certificates)
Sustainable Procurement & Supply Chain	<ul style="list-style-type: none"> – Social and environmental requirements in CA Immo Procurement Directive 	<ul style="list-style-type: none"> – Obligation of all construction service providers to comply with comprehensive sustainability standards (e.g. material declaration, worker protection)
Resource Conservation & Circular Economy	<ul style="list-style-type: none"> – Increase the share of recycled/recyclable waste – Reduction of water consumption 	<ul style="list-style-type: none"> – Implementation of a professional waste management and water consumption monitoring in building operations – Green lease programme for resource-saving, sustainable building use (tenant participation)
Sustainable Urban District Development	<ul style="list-style-type: none"> – Focus on brownfield developments (revitalisation of old sites) 	<ul style="list-style-type: none"> – Continuation of the strategic focus on revitalisation of old sites – Implementation of all new office developments for the own long-term portfolio according to at least DGNB Gold or LEED Gold certification standard – Definition of a Group-wide standard for sustainable project development based on tenant needs and the EU Taxonomy Regulation
Business Ethics, Corporate Governance & Compliance	<ul style="list-style-type: none"> – Compliance with ESG regulations – Voluntary best practice commitment 	<ul style="list-style-type: none"> – Aiming for UN Global Compact membership – OECD Guidelines as a guideline for corporate action
Health & Safety	<ul style="list-style-type: none"> – Avoiding accidents in buildings and on construction sites – Maintaining the long-term performance of own and external employees (tenants, contractors) 	<ul style="list-style-type: none"> – Consideration of a wide range of measures for the health and comfort of future users already in the course of building planning and development (DGNB, LEED, WELL certification standards) – Standardised safety concepts in buildings and on construction sites – Comprehensive Covid-19 protection measures – Occupational health care, flexible working time models

FOCUS AREAS OF CA IMMO IN THE CONTEXT OF INTERNATIONAL SUSTAINABILITY INITIATIVES

Focus Area	Description	Main topics of the EU Taxonomy Regulation	UN Sustainable Development Goals (SDGs)
Climate & Energy	We want to contribute to limiting global warming to 1.5° Celsius. Therefore, we have set ourselves the goal of reducing the energy consumption and CO ₂ footprint in the construction and operation of our buildings and increasing the resilience of our portfolio to climate risks. By raising awareness among our tenants, employees and suppliers, we aim to promote climate and environmentally friendly behaviour within our sphere of influence.	<ul style="list-style-type: none"> – Climate Change Mitigation – Climate Change Adaptation 	
Sustainable Procurement & Supply Chain	We develop office properties for the long-term portfolio exclusively according to high sustainability standards. We ensure compliance with the associated requirements for sustainable procurement in the supply chain through a wide range of environmental and social requirements for contractors and suppliers.	<ul style="list-style-type: none"> – Pollution prevention and control – Supply chain responsibility 	
Resource Conservation & Circular Economy	We take initiatives that lead to reduced resource consumption, the reuse and recycling of materials and waste in the construction, operation and refurbishment of buildings.	<ul style="list-style-type: none"> – Transition to a circular Economy – Sustainable use and protection of water and marine resources 	
Sustainable Urban District Development	We specialise in the environmentally friendly revitalisation of old inner-city sites (brownfield development). In doing so, we pay attention to the protection of biodiversity and create mixed-use urban neighbourhoods with sustainable infrastructure and a high quality of life that are attractive, inclusive and accessible.	<ul style="list-style-type: none"> – Protection and restoration of biodiversity and ecosystems 	 
Business Ethics, Corporate Governance & Compliance	Responsible corporate governance and compliance with socially, environmentally and economically relevant requirements form the basis of our business activities. We are committed to strengthening workers' rights, preventing human rights abuses and acting in accordance with the principles of non-discrimination, equal opportunities and zero tolerance of corruption and bribery throughout our sphere of influence.	<ul style="list-style-type: none"> – Human Rights – Workers' rights – Fight against corruption 	 
Health & Safety	We create safe, healthy and attractive working environments for tenants, employees and service providers – both in our buildings and on the construction sites. We support our employees and pay attention to their needs, health and individuality.		