

SUSTAINABILITY AND CORPORATE RESPONSIBILITY

At CA Immo, corporate social responsibility (CSR) is about value-oriented corporate management that focuses on creating sustainable value over the long term. The CA Immo sustainability model gives equal weighting to the environment, the economy and social aspects at both Group and product level. Responsible corporate governance is an overarching term spanning all CSR topics.

Integrated Sustainability Reporting

Information relating to sustainability is included in the individual sections of this annual report. An overview for all integrated sustainability issues may be found in the Sustainability Index at the end of this report.

To meet the needs of all stakeholders as effectively as possible while ensuring the competitiveness of its real estate over the long term, CA Immo has adopted a **comprehensive sustainability policy**:

Products and services (real estate level)

–Long-term maintenance of marketability and utilisation quality by investments in environmentally friendly and resource-saving properties

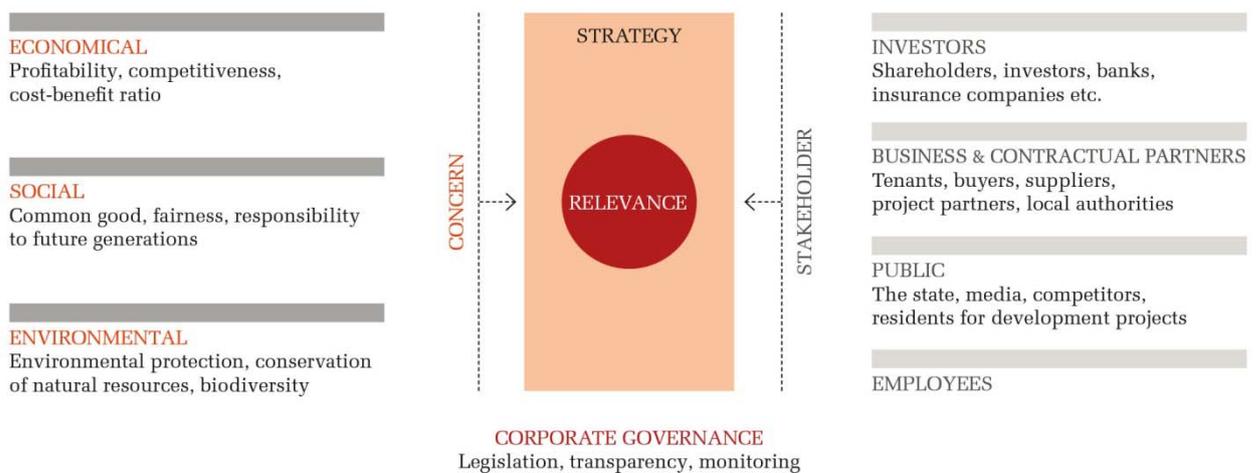
–Sustainability certification (at least gold DGNB or gold LEED) or certifiable implementation of all development projects in the office and hotel asset classes. As at reporting date, 42% of the CA Immo stock office space¹⁾ are certified
 –Active, locally organised tenant support and retention through company branch offices

Corporate governance (Group level)

–Compliance management: Compliance with laws, guidelines and codes; measures to prevent corruption
 –Full stakeholder communication: transparency of publications and documentation and continual dialogue with relevant target groups to ensure competitiveness
 –Upholding a corporate culture that is respectful and fair to all stakeholders
 –Responsible risk management to sustain company success over the long term

¹⁾ Basis: Office properties with a portfolio value > € 10 m

CA IMMO SUSTAINABILITY MODEL



INITIATIVES AIMED AT RAISING THE ENERGY EFFICIENCY OF THE ASSET PORTFOLIO

Around 40 % of all carbon emissions in industrialised nations are known to come from buildings¹⁾. This fact has prompted CA Immo to accord high priority to the issue of sustainability as an international real estate business – both in the development and management of properties.

CA Immo holds international investment properties of many different kinds at many stages of the property life-cycle. In order to ensure the longest possible marketability of all properties, CA Immo Asset Management applies diversified quality management. To establish the best possible conditions for long-term rentals, various highly specific measures aimed at properties and their tenants are adopted. **The most important levers in integrated quality assurance are:**

- Standardised recording of structural properties (incl. energy consumption values) as the decision-making basis in active asset management
- Needs-based investment to ensure portfolio quality and user comfort
- Continual, systematic dialogue with current tenants to ensure long-term tenant retention
- Sustainability certification for strategic core properties
- Raising awareness among current tenants to improve resource conservation by users

¹⁾ Source: Study by the Royal Institution of Chartered Surveyors (RICS)

Energy consumption and the carbon footprint

In 2013, consumption data and carbon emissions generated by buildings through heat and power consumption have been recorded for CA Immo's office assets²⁾. The table shows the corresponding values per square metre of rentable area in business year 2013 for Eastern Europe, Austria and Germany. Energy audits were also carried out in owner-occupied CA Immo office premises in Germany and Austria with the specific aim of progressively optimising energy values.

Management and user conduct as key levers

Optimising the energy consumption of portfolio buildings and regularly inspecting compliance with safety measures as part of facility management services has been a component of the standard FM contracts of CA Immo Deutschland GmbH since 2008. Particular importance is attached to the carbon footprint of properties. To enhance the energy performance of portfolio buildings, an extended dialogue was initiated with users regarding consumer behaviour (amongst other measures). A Group-wide information campaign concerning the resource-efficient usage of office buildings by CA Immo office tenants guided by the motto "Think more, waste less" has been running since 2013.

²⁾ Basis: Office properties with a value > € 10 m

CARBON FOOTPRINT, ENERGY AND WATER CONSUMPTION IN THE OFFICE PORTFOLIO 2013 ¹⁾

	Power consumption in kWh		Heating energy consumption in kWh		Total Carbon-Emission ³⁾ in kgCO ₂ /a		Water consumption in m ³		Rental office space
	/sqm rental space	Absolute ²⁾	/sqm rental space	Absolute ²⁾	/sqm rental space	Absolute ²⁾	/sqm rental space	Absolute	in sqm
Eastern Europe	187.60	126,680,381	101.25	67,555,945	111.15	75,054,902	0.52	341,421	675,262
Germany	87.35	19,047,602	68.30	14,892,705	48.84	10,650,534	0.29	62,466	218,055
Austria	112.53	22,168,058	94.31	18,248,210	18.34	3,613,393	0.45	70,164	196,995
Total	153.99	167,896,041	93.35	100,696,860	83.68	89,318,829	0.44	474,051	1,090,312

¹⁾ Basis: Office properties with a portfolio value > € 10m. The calculation of carbon emissions from power consumption is based on 54 properties, or 100 % of the rentable area of the portfolio. The calculation of carbon emissions from the heat requirement is based on 52 properties, or 98.94 % of the rentable area of the portfolio.

²⁾ Including lettable space and common areas

³⁾ The calculation of carbon emissions caused by power and heating energy consumption take account of the so-called carbon dioxide equivalent, which differs between countries and sometimes regions. The higher the proportion of renewable energy in the production of electric power and heating, the lower the carbon dioxide equivalent. As regards the portfolio of CA Immo, we can ascertain that carbon emissions are lowest in Austria on account of the high proportion of hydroelectric power. In some countries of Eastern Europe, on the other hand, the proportion of coal-fired power stations producing energy is still very high; the figures on carbon emissions per sqm of rentable area are accordingly poorer.

Sustainability certification for investment properties

To facilitate transparent comparison of the quality of portfolio buildings across international boundaries, portfolio buildings are also being certified to an increasing degree. As at 31 December 2015, 42% of the CA Immo stock office space¹⁾ has been certified according to DGNB, LEED or BREEAM standards. Further standing office buildings and properties under development are undergoing the certification process.

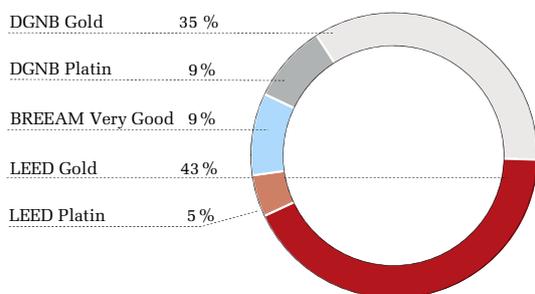
CERTIFIED OFFICE SPACE BY REGION ¹⁾

in sqm	Total office space	Certified office space	Share of certified office space in %
Germany	257,120	166,805	65%
Austria	143,647	17,500	12%
Eastern Europe	562,837	217,926	39%
Total	963,605	402,232	42%

¹⁾ Basis: Office properties with a portfolio value > € 10 m

CERTIFICATES OF THE OFFICE STOCK

(Basis: 402,232 sqm certified office space)



¹⁾ Basis: Office properties with a portfolio value > € 10 m

SUSTAINABLE PROJECT DEVELOPMENT

Through its real estate and urban district development activities, CA Immo is helping to shape the skylines of major cities like Vienna, Berlin, Frankfurt and Munich – by collaborating on master plans and creating associated infrastructure such as public roads, cycle paths, parks and social facilities.

Projects with sustainability certificates

To comply with the multifarious requirements arising at all levels, CA Immo resolved at the end of 2011 only to construct offices²⁾ and hotels³⁾ certified to LEED, DGNB or ÖGNI standards on a Group-wide basis. By meeting various certification requirements, the company makes allowance for the conservation of resources such as energy and water as well as emissions, wastewater and refuse and the transporting thereof; effects on safety and health are considered in the planning and building phases to the advantage of current and future tenants.

Dialogue with residents and stakeholders

Within the context of its development projects, CA Immo observes legal requirements on potentially negative influences on stakeholders (such as construction noise and increased particulate matter pollution) and engages in proactive dialogue with relevant stakeholders from the outset. Examples of this have included the site conferences for the new Europacity in Berlin. CA Immo also displays informative signs at all building sites.

²⁾ Since the end of 2011

³⁾ Since 2013

SUSTAINABILITY CERTIFICATIONS OF CURRENT DEVELOPMENT PROJECTS

Country	City	Project	System	Category	Version
Germany	Berlin	ABDA office building	DGNB	Gold	Office new construction
Germany	Berlin	KPMG office building	DGNB	Gold	Office new construction
Germany	Munich	My.O	DGNB	Gold	Office new construction
Germany	Frankfurt	Steigenberger Hotel	DGNB	Gold	Hotel new construction
Germany	Mainz	ZigZag	DGNB	Gold	Office new construction
Austria	Vienna	ViE	DGNB	Gold	Office new construction
Romania	Bucharest	Orhideea Towers	LEED	Gold	Office new construction

Observance of social and environmental standards

Where construction services are provided, CA Immo requires contractors to comply with the legal regulations on occupational health and safety, workplace regulations, working time regulations and wage agreements; the company also verifies compliance. Alongside the economic evaluation of tenders, the company asks potential contractors to comply with social and environmental standards and monitors observance during the tendering process.

Sensitive site development

Maximum attention is paid to issues such as biodiversity, species protection and (where relevant) habitat change during site development, especially in and around nature reserves. All sites are evaluated accordingly, with restoration work and mitigating measures introduced as appropriate; these may include the creation of green access pathways or the planting of trees and bushes.

Example of land remediation: Europacity, Berlin

From 2014 to the end of 2015, CA Immo undertook extensive soil replacement followed by ground water remediation at the Heidestrasse site near Berlin's main station through its wholly owned construction business omniCon. The site was occupied by a fuel depot from 1921 to 1969; in 2011 it was found that petroleum-based products had

caused soil and ground water contamination on the site. In 2014, the first step was to undertake soil replacement to a depth of six metres by means of honeycomb excavation. Microbiological rehabilitation was subsequently completed by the end of 2015. This has accelerated the natural process of microbiological degradation while improving the ground water quality for the long term. As a result, unrestricted usage of the site has been possible since the end of 2015.



Preparing the ground: Site development by specialist construction subsidiary omniCon in Berlin's Europacity

EXAMPLE OF SUSTAINABLE PROJECT DEVELOPMENT: KONTORHAUS OFFICE BUILDING IN MUNICH



KEY FACTS

- Construction of a new office and commercial building with approx. gross floor space of 37,800 sqm in Munich's Arnulfpark
- Gold DGNB certification planned

SUSTAINABILITY

- high standards of design and architecture.
- Extensive greenery for spacious courtyards, open terraces and roof surfaces.
- Highly polluted site was revitalised before construction work began.
- Energy efficiency: the structure falls some 40% within the legal requirements on primary energy consumption as defined in the EnEV energy saving ordinance.
- Environmentally friendly construction (DGNB quality rating 3). Only certified timbers from sustainably managed forests and natural stone (XertifiX/Fair Stone certification) will be used.