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 space
  1) 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

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

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**CA IMMO SUSTAINABILITY MODEL**

**ECONOMICAL**
Profitability, competitiveness, cost-benefit ratio

**SOCIAL**
Common good, fairness, responsibility to future generations

**ENVIRONMENTAL**
Environmental protection, conservation of natural resources, biodiversity

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**CORPORATE GOVERNANCE**
Legislation, transparency, monitoring

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**INVESTORS**
Shareholders, investors, banks, insurance companies etc.

**BUSINESS & CONTRACTUAL PARTNERS**
Tenants, buyers, suppliers, project partners, local authorities

**PUBLIC**
The state, media, competitors, residents for development projects

**EMPLOYEES**
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 lifecycle. 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

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.

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**Carbon Footprint, Energy and Water Consumption in the Office Portfolio 2013**

<table>
<thead>
<tr>
<th>Country</th>
<th>Power consumption</th>
<th>Heating energy consumption</th>
<th>Total Carbon-Emission</th>
<th>Water consumption</th>
<th>Rental office space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>in kWh</td>
<td>in kWh</td>
<td>in kgCO₂/a</td>
<td>in m³</td>
<td>in sqm</td>
</tr>
<tr>
<td></td>
<td>/sqm rental space</td>
<td>Absolute ²) /sqm rental space</td>
<td>Absolute ²)</td>
<td>/sqm rental space</td>
<td>Absolute ²)</td>
</tr>
<tr>
<td>Eastern Europe</td>
<td>187.60</td>
<td>126,680,381</td>
<td>101.25</td>
<td>67,555,945</td>
<td>111.15</td>
</tr>
<tr>
<td>Germany</td>
<td>87.35</td>
<td>19,047,602</td>
<td>68.30</td>
<td>14,892,705</td>
<td>48.84</td>
</tr>
<tr>
<td>Austria</td>
<td>112.53</td>
<td>22,168,058</td>
<td>94.31</td>
<td>18,248,210</td>
<td>18.34</td>
</tr>
<tr>
<td>Total</td>
<td>153.99</td>
<td>167,896,041</td>
<td>93.35</td>
<td>100,696,860</td>
<td>83.68</td>
</tr>
</tbody>
</table>

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

1) Basis: Office properties with a portfolio value > € 10m. The calculation of carbon emissions from power consumption is based on 54 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 space\(^1\) 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** \(^1\)

<table>
<thead>
<tr>
<th>Region</th>
<th>Total office space</th>
<th>Certified office space</th>
<th>Share of certified office space in %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Germany</td>
<td>257,120</td>
<td>166,805</td>
<td>65%</td>
</tr>
<tr>
<td>Austria</td>
<td>143,647</td>
<td>17,500</td>
<td>12%</td>
</tr>
<tr>
<td>Eastern Europe</td>
<td>562,837</td>
<td>217,926</td>
<td>39%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>963,605</td>
<td>402,232</td>
<td><strong>42%</strong></td>
</tr>
</tbody>
</table>

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

**CERTIFICATES OF THE OFFICE STOCK**
(Basis: 402,232 sqm certified office space)

- DGNB Gold 35 \%
- DGNB Platin 9 \%
- BREEAM Very Good 9 \%
- LEED Gold 43 \%
- LEED Platin 5 \%

**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 offices\(^2\) and hotels\(^3\) 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.

**SUSTAINABILITY CERTIFICATIONS OF CURRENT DEVELOPMENT PROJECTS**

<table>
<thead>
<tr>
<th>Country</th>
<th>City</th>
<th>Project</th>
<th>System</th>
<th>Category</th>
<th>Version</th>
</tr>
</thead>
<tbody>
<tr>
<td>Germany</td>
<td>Berlin</td>
<td>ABIDA office building</td>
<td>DGNB</td>
<td>Gold</td>
<td>Office new construction</td>
</tr>
<tr>
<td>Germany</td>
<td>Berlin</td>
<td>KPMG office building</td>
<td>DGNB</td>
<td>Gold</td>
<td>Office new construction</td>
</tr>
<tr>
<td>Germany</td>
<td>Munich</td>
<td>My.O</td>
<td>DGNB</td>
<td>Gold</td>
<td>Office new construction</td>
</tr>
<tr>
<td>Germany</td>
<td>Frankfurt</td>
<td>Steigenberger Hotel</td>
<td>DGNB</td>
<td>Gold</td>
<td>Hotel new construction</td>
</tr>
<tr>
<td>Germany</td>
<td>Mainz</td>
<td>ZigZag</td>
<td>DGNB</td>
<td>Gold</td>
<td>Office new construction</td>
</tr>
<tr>
<td>Austria</td>
<td>Vienna</td>
<td>ViE</td>
<td>DGNB</td>
<td>Gold</td>
<td>Office new construction</td>
</tr>
<tr>
<td>Romania</td>
<td>Bucharest</td>
<td>Orchidea Towers</td>
<td>LEED</td>
<td>Gold</td>
<td>Office new construction</td>
</tr>
</tbody>
</table>

\(^2\) Since the end of 2011
\(^3\) Since 2013
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 tree 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

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**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 (XertifX/Fair Stone certification) will be used.