



SUSTAINABILITY STRATEGY OUR SUSTAINABLE SIGNATURE 2025

STATUS QUO 2021

SUSTAINABILITY REPORT 2021
SIGNA PRIME SELECTION AG



SUSTAINABLE BUILDINGS

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
ENERGY AND EMISSIONS DURING PLANNING, CONSTRUCTION, AND OPERATION	Obtain certification according to green building standards for 100% of New Investments	Adhere to green building requirements for New Investments and complete pre-certification	Number/share of certified assets in portfolio as a whole		ongoing
		Conduct life cycle analyses on New Investments		in progress	2023
	Increase number of green building certifications in real estate portfolio	Evaluate post-certification of the real estate portfolio according to green building standards and implement if a positive determination is made	Number/share of certified assets		ongoing ¹
	Ensure climate neutrality of real estate portfolio	Increase energy efficiency of properties through the use of energy-saving technologies and refurbishment of energy systems	Energy consumption (in kWh) Reduction in metric tons of CO ₂		ongoing
		Evaluate alternative energy sources for real estate portfolio and implement if a positive determination is made			ongoing
		Evaluate use of green power contracts for the real estate portfolio and implement if a positive determination is made	Percentage of electricity from renewable energy	completed	2021
		Evaluate the greening of the real estate portfolio and implement if a positive determination is made	Square meters of newly planted green space per year	in progress	2022
		Evaluate state-of-the-art technologies for automated collection of energy consumption data and implement if a positive determination is made	Share of smart metering in the portfolio (in %)	in progress	2025

¹ Ongoing measure (previously 2021) in order to also take new properties into account in the Long-term Portfolio





SUSTAINABLE BUILDINGS

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
ENERGY AND EMISSIONS DURING PLANNING, CONSTRUCTION, AND OPERATION	Sustainably use and manage real estate portfolio	Evaluate green lease components in the New Investments portfolio and implement if a positive determination is made	Share/number of leases with green lease components	completed	2021/22
		Include environmental guidelines/green clauses in leases, including an obligation to exchange environmental data		completed	2021/22
	Set up systematic environmental and data management	Accelerate expansion of the data collection process using ESG software		completed	2021
		Participate in the Science Based Targets initiative		planned	2024
HEALTH AND SAFETY OF END USERS	Guarantee health and safety of end users	Aim for WELL Building certification for New Investments	Number/share of WELL Building certifications		ongoing
		Evaluate WELL Building certification for the Long-term Portfolio and implement if a positive determination is made		planned	2022
		Aim for WELL Building certification for SIGNA offices		planned	2022/23



SUSTAINABLE BUILDINGS

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
RECYCLABILITY AND LONGEVITY OF CONSTRUCTION MATERIALS	Build and renovate according to green building standards	Reduce material use by optimizing design			ongoing
	Build and renovate according to green building standards	Evaluate sustainable and lower-carbon materials and implement if a positive determination is made			ongoing ¹
	Minimize soil sealing in construction	Give preference to developing already developed spaces			ongoing
SUSTAINABLE MOBILITY	Link real estate portfolio to various modes of transportation	Consider good transportation connections for the real estate portfolio	Average distance from local public transportation (in km)		ongoing
		Enter into partnerships with ride sharing providers			ongoing
		Enter into partnerships with bike sharing providers		planned	2021/22
	Provide infrastructure for electric transportation in the real estate portfolio	Plan New Investments with parking spaces and charging stations for electric vehicles	Number of parking spaces for electric vehicles (specific)	in progress	ongoing ²
		Evaluate parking spaces for electric vehicles for the Long-term Portfolio and install charging stations if a positive determination is made	Number of charging stations (specific)		ongoing

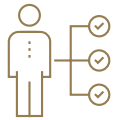
¹ Ongoing measure (previously 2022) in order to also take new properties into account in the Long-term Portfolio

² Ongoing measure (previously 2021/22) in order to also take new properties into account in the Long-term Portfolio



ATTRACTIVE EMPLOYER

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
EMPLOYEE SATISFACTION	Maintain and promote employee health	Instruct new employees on occupational health and safety	100% employee training rate		ongoing
		Expand range of training offered on health-related issues such as nutrition, exercise, and handling stress		completed	2021
	Maintain employee satisfaction at a high level	Complete regular personnel development/feedback discussions with employees	Share of employees for whom personnel development/feedback discussions were held in the fiscal year		ongoing
			Share of employees working under flexible working time/part-time models		ongoing
		Regularly inform employees via in-house communication channels and hold site-related events	Employee satisfaction index from survey		ongoing
		Guarantee modern office amenities in prime downtown locations			ongoing
		Consider connections to various modes of transportation and easy accessibility of sites with public transportation	Employee turnover rate		ongoing
		Conduct regular employee surveys and develop an employee satisfaction index		planned	2021
		Introduce 360-degree evaluations for managers	Share of managers who have received a 360-degree evaluation in the fiscal year	planned	2021/22



ATTRACTIVE EMPLOYER

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
TRAINING, CONTINUING EDUCATION, AND KNOWLEDGE MANAGEMENT	Ensure good training for employees	Offer training to employees during work or studies	Number of apprentices and trainees/cooperative education students		ongoing
		Offer in-house and outside employee training as needed	Number of training hours, total and per employee		ongoing
		Run regular training courses for managers			ongoing
		Introduce a SIGNA mentoring program for young future managers	Share of managers participating in training	in progress	2021
DIVERSITY AND EQUAL OPPORTUNITY	Guarantee a work environment free of discrimination	Publish “Values Management” code of conduct and Code of Conduct for Business Partners		completed	2020
		Set up anonymous contact for reporting incidents of discrimination	Number of incidents of discrimination	completed	2020
		Sign on to Diversity Charter initiative (Charta der Vielfalt)		completed	2021
	Fill at least 35% of management positions with women	Determine gender quota for management positions		completed	2021
		Introduce specific programs for mentoring and promoting the talent of women	Share of women in management positions	planned	2022
	Maintain rate of employees returning to work after parental leave over 90%	Actively promote parental leave and clearly define the return to work	Rate of employees returning to work after parental leave		ongoing



CORPORATE GOVERNANCE AND COMPLIANCE

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
BUSINESS COMPLIANCE, INCLUDING ANTI-CORRUPTION AND MONEY LAUNDERING PREVENTION	Guarantee business compliance	Certify compliance management system according to ISO 37301		completed	2022
		Sign UN Global Compact and publish annual progress report			ongoing
		Conduct training on compliance and business ethics via new e-learning system		completed	2021
		Develop ESG training and run annually		completed	2021
		Integrate ESG criteria into guidelines for business trips and mobility		planned	2023
		Integrate ESG KPIs into variable compensation of management		planned	2025
		Chief Compliance Officer to report regularly to the Group's Management Board and the Supervisory Board on the progress of compliance activities and important compliance matters			ongoing



CORPORATE GOVERNANCE AND COMPLIANCE

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
BUSINESS COMPLIANCE, INCLUDING ANTI-CORRUPTION AND MONEY LAUNDERING PREVENTION	Guarantee business compliance	Regularly review compliance management system in-house	Number and scope of conformity audits		ongoing
			Number of compliance violations		ongoing
			Monetary fines in cases of corruption		ongoing
	Effectively manage ESG risks	Identify and assess ESG risks in SIGNA portfolio	Number of violations of ESG requirements and ESG-related laws	planned	2022
		Integrate ESG further into the risk management activities		planned	2024
	Sustainably develop real estate portfolio	Implement Group-wide ESG due diligence processes for New Investments	Number/share of New Investments in conformity with ESG guidelines (target of: 100%)	completed	2021
		Develop ESG guideline for renovations of properties in the Long-term Portfolio		completed	2021
		Draft ESG guideline for New Investments		completed	2021
	Maintain high tenant satisfaction	Conduct a tenant satisfaction survey every two years and use results to determine additional measures to increase tenant satisfaction		in progress	2021

CORPORATE GOVERNANCE AND COMPLIANCE

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
BUSINESS COMPLIANCE, INCLUDING ANTI-CORRUPTION AND MONEY LAUNDERING PREVENTION	Structure supply chain management responsibly	Integrate ESG factors into Code of Conduct for Business Partners	Number of business partners who have signed Code of Conduct for Business Partners	completed	2021
		Introduce whistleblower system for business partners		completed	2020
		Apply human rights due diligence to supply chain			ongoing
		Step up ESG screening and ESG risk assessment of busi- ness partners prior to collaboration		planned	2023 ¹
	Dialogue with stakeholders	Evaluate use of a supplier assessment system to determine potential ESG risks	Number of ESG audits at suppliers	planned	2023 ²
		Conduct regular internal and external supplier audits		planned	2023
		Conduct regular real estate-related dialogues and consultations with stakeholders, and stakeholder participation processes	Number of stakeholder dialogues		ongoing
		Standardize existing dialogue platforms with political decision-makers and multipliers at the federal, state, and municipal level			2023/24

¹ Implementation postponed until 2023 (previously 2021)

² Implementation postponed until 2023 (previously 2022)



CORPORATE GOVERNANCE AND COMPLIANCE

	TARGET	ACTION	KPI	STATUS	TIME HORIZON
BUSINESS COMPLIANCE, INCLUDING ANTI-CORRUPTION AND MONEY LAUNDERING PREVENTION	Expand ESG reporting	Evaluate and roll out software for ESG data collection		completed	2021
		Expand annual ESG reporting according to GRI Standards and EPRA sBPR		completed	2021
		Commission external audit of annual ESG reporting			2023
	Commission external evaluations of ESG performance	Conduct regular external ESG ratings			ongoing
	Institute sustainable financing instruments (for >50% of new financing arrangements)	Establish Green Finance Framework	Volume of sustainable financing	in progress	2021
REGIONAL VALUE CREATION	Strengthen regional value creation	Preferred use of local companies and regional products	Share of total volume accounted for by local procurement		ongoing
		Preferred renovation and preservation of historical buildings	Number of renovated buildings in portfolio under preservation orders		ongoing
	Promote local communities	Engage in ESG-relevant pro-bono activities in cities and municipalities			ongoing
		Donate to ESG-related projects, programs, and initiatives	Donations	in progress	2022
		Set up employee volunteering program		planned	2022