

Green Bond Report

2022



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Foreword

We have been reporting on our sustainability activities in our annual report for more than ten years. Following the publication of our Green Bond Framework in November 2022, we are now publishing our Green Bond Report for the first time.

Based on the Green Bond Framework, we were able to reclassify the entire bond portfolio of over CHF 1.8 billion as green bonds in November 2022. We also plan to issue new bonds exclusively as Green Bonds in the future. With our conservative investment and financing approach and our strong balance sheet, we have always had excellent access to the capital market. With the new Green Bond Framework, we are opening up a new promising source of financing and placing our financing options on a solid long-term foundation.

In a second step, we also linked our loan agreements to sustainability targets in mid-February 2023. All outstanding loans have been converted into sustainability-linked loans, linked to sustainability targets that are also based on the Green Bond Framework. Through the implementation of this Sustainable Finance Policy, all bonds and outstanding loans totalling more than CHF 3 billion are now structured as sustainable instruments. This is unique in Switzerland and facilitates our access to a rapidly growing market of sustainable financing sources.

Following the publication of the Green Bond Framework in November 2022, you will now find detailed information on the Green Asset Portfolio and the individual properties contained therein in the first Green Bond Report. Limited assurance was provided on the information in the allocation and impact report according to the Green Bond Framework.

At the heart of the framework is the concept of “green buildings”. The definition of a “green building” is based on two criteria: Firstly, on the effective CO₂ emissions of a property and secondly, on the ESG rating of the building according to a rating system developed by Wüest Partner. Both criteria must be met for us to classify a property as a “green building” and for it to be independently accepted as a “green asset”. The first criterion, the CO₂ footprint, is the central component for achieving the Paris climate targets. It is expressed in kilograms of CO₂ equivalent emissions per square metre per year. This indicator for the definition of a “green building” is based on measured data; it thus reflects the actual impact. The second criterion, the property-specific ESG rating, takes a holistic approach, encompassing various aspects in the environmental, social and governance fields. Wüest Partner measures the condition of a property on the basis of greenhouse gas emissions, energy and resource consumption and location, among other things; in addition, factors such as the well-being and safety of tenants and internal company processes are also taken into account.

This Green Bond Report is based on the Green Bond Principles of the International Capital Market Association ICMA regarding the use of proceeds, procedures for valuation and selection of assets, management of proceeds and reporting.

Use of proceeds / application of funds

An amount equal to the proceeds of the Green Bonds shall be used to finance or refinance the Green Asset Portfolio in accordance with the ICMA Green Bond Principles. The Green Bond Report includes information on the total amount of Green Bonds outstanding, a breakdown of the total amount by “appropriate green asset class”, the balance available for distribution, the balance of net proceeds not distributed (if any), and investments in cash and/or other liquid assets.

Asset evaluation and selection process

For this purpose, we have created a special Green Bond Committee (GBC). This consists of members of the Executive Board and members of the Sustainability, Asset Management, Construction, Finance and Energy Management departments. The GBC oversees the evaluation and selection of properties for the Green Asset Portfolio. The final list of green assets considered for inclusion in the Green Asset Portfolio is approved by the Executive Board.

Revenue management

The allocation of green bond proceeds to the Green Asset Portfolio is reviewed by the GBC at least once a year. If, for any reason, the value of the Green Asset Portfolio falls below the total amount from the proceeds of outstanding Green Bonds, the unallocated funds will be temporarily invested in cash and/or other liquid assets. We will seek to reinvest these unallocated funds as soon as possible (but within 12 months at most).

Reporting










In line with our Green Bond Framework, we will publish this Green Bond Report annually from now on, with relevant data and measurement methods on allocations and impact for the outstanding Green Bonds.

Giacomo Balzarini
Chief Executive Officer

Patrick Thäler
Treasury & Capital Markets

Green Bond Framework

The PSP Green Bond Framework was published in November 2022 and formed the basis for the reclassification of PSP Swiss Property's outstanding bonds into Green Bonds. It is based on the four pillars of the June 2022 Green Bond Principles (GBP) of the International Capital Market Association (ICMA). For the Use of Proceeds, we have chosen the category Green Buildings, which is further subdivided into Investment properties in use, Renovation of existing buildings und Construction of new buildings. The table below shows the criteria for the different categories:

<u>ICMA Category</u>	<u>Eligible Green Assets</u>	<u>Eligibility Criteria</u>	<u>Contribution to UN SDG</u>	<u>Environmental objectives</u>
Green Buildings	Investment properties in use	CO ₂ emissions below: 12 kgCO ₂ e/m ² /yr at end-2022 11 kgCO ₂ e/m ² /yr at end-2025 9 kgCO ₂ e/m ² /yr at end-2030 6 kgCO ₂ e/m ² /yr at end-2035 and Classification: Wüest ESG minimum 3.5	  	Climate change mitigation
	Renovation of existing buildings	Expected CO ₂ emission after completion below: 12 kgCO ₂ e/m ² /yr at end-2022 11 kgCO ₂ e/m ² /yr at end-2025 9 kgCO ₂ e/m ² /yr at end-2030 6 kgCO ₂ e/m ² /yr at end-2035 or 30% reduction in CO ₂ e/m ² /yr after completion and Classification: Expected Wüest ESG minimum 3.5	   	Climate change mitigation
	Construction of new buildings	Expected CO ₂ emission after completion below: 5 kg CO ₂ e/m ² /yr and No fossil heating systems	 	Climate change mitigation

Allocation Report

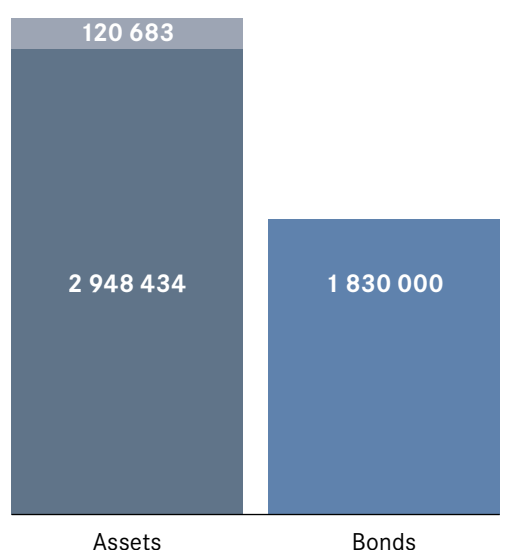
The Allocation Report provides information on the use of the funds from the outstanding Green Bonds. For this purpose, the outstanding bonds are compared to the total amount of the Green Asset Portfolio.

List of PSP Swiss Property's outstanding bonds as at 31 December 2022:

ISIN	Maturity Date	Coupon	Nominal value in CHF 1 000
CH0330143170	01.09.2023	0.000%	300 000
CH0307256435	16.02.2024	0.500%	300 000
CH0262881458	06.02.2025	0.100%	150 000
CH0319403777	29.04.2026	0.375%	200 000
CH0398633807	08.02.2027	0.700%	180 000
CH0419041220	04.02.2028	0.550%	150 000
CH0461239060	02.02.2029	0.150%	150 000
CH0488506665	06.02.2030	0.000%	100 000
CH0506071361	04.02.2031	0.200%	200 000
CH0515152475	16.09.2031	0.160%	100 000
Total			1 830 000

As at the end of 2022, PSP Swiss Property has outstanding Green Bonds with a nominal value of CHF 1.830 billion. This compares with Green Assets with an investment value of CHF 3.069 billion, consisting of 64 investment properties and 3 sites and development properties. The list of qualifying properties was approved by the Executive Board on 4 April 2023.

Green assets accounted for 53% of the total portfolio as at 31 December 2022.



As the investment costs of the Green Assets exceed the volume of the total outstanding bonds, 100% of PSP Swiss Property's outstanding bonds can be allocated to green buildings.

- Green Asset Portfolio Investment properties
- Green Asset Portfolio Sites and development properties
- Outstanding Bonds

Impact Report

In the Impact Report, various quantitative and qualitative performance indicators are reported, as well as various other indicators at portfolio level and for the individual green buildings. PSP Swiss Property publishes CO₂ emissions, energy and water consumption figures for the entire green asset portfolio in operation as well as selected key figures for properties under development. The calculation of emissions is based on the basic principles and delineations set out in the PSP Sustainability Report 2022. The comparative key figures in this Green Bond Report are based on consumption in relation to the energy reference area. The energy reference area is the sum of all floor areas above and below ground that are located within the thermal building envelope and require heating or air conditioning for their use. We follow the specifications according to SIA 380:2015.

Comparison with Swiss benchmark portfolio

The basis for the calculation of the benchmark is the TEP Energy building stock model (BSM), which applies a quasi-building-specific variant with a representative approach. This variant was also used in the Energy Perspectives 2050+ – and the ex-post analyses commissioned by the Swiss Federal Office of Energy, as well as for the study on the criteria for the climate compatibility of buildings in collaboration with Raiffeisen Switzerland. Thanks to broad-based surveys carried out by TEP Energy in earlier projects on behalf of the cantons and the federal government, past renovation activities on the building envelope and heating system changes are well supported empirically.

To calculate the benchmark, the specific greenhouse gas emissions (kgCO₂e/m²) per building representative are calculated with the BSM. The building representatives cover the heterogeneity of the building stock. This is made up of fully, partially or non-renovated buildings from different construction periods, each with different energy sources. Based on this, the desired percentiles can be determined. For more robust results, a sample is taken into account that includes the buildings with +/- 1% of the desired percentile. As a benchmark, we use the median value for office buildings.

For each green building in operation, the difference between its greenhouse gas emissions in kgCO₂e/m²/year and the median value from the benchmark is determined. The basis for each building is the established energy reference area according to SIA 380. The savings are multiplied by the number of square metres. For the year 2022, this comparison is as follows:

	Unit	CO ₂ Emissions
PSP Green Asset Portfolio	kgCO ₂ e/m ²	6.5
Benchmark Portfolio	kgCO ₂ e/m ²	10.2
Difference	kgCO₂e/m²	3.7
Energy reference area	m ²	627 011
Annual savings	Metric tons CO₂e	2 320

Savings in CO₂, energy and water

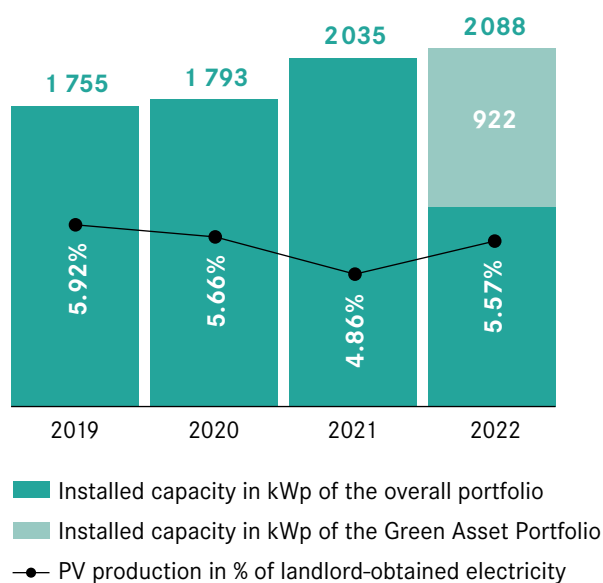
In the Green Bond Framework, we announced that we would report on energy and water savings. In the first reporting year, we decided to compare the Green Asset Portfolio 2022 with a like-for-like portfolio from 2021. This means that properties that have been reclassified, bought or sold are excluded from the comparison. Accordingly, under these assumptions, the comparison is as follows:

	Emissions in kgCO ₂ e	Energy consumption in kWh	Water consumption in m ³
PSP Green Asset Portfolio 2022	3 753 365	47 058 550	136 060
Like-for-Like Portfolio 2021	3 805 463	48 234 075	128 633
Difference	- 52 097	- 1 175 525	7 427

Energy consumption was reduced compared with the previous year, which is also reflected in lower CO₂ emissions. Water consumption, on the other hand, increased. The increase in water consumption is not surprising, as the unusually low water consumption in the previous year was mainly due to the fact that many offices were heavily underutilized throughout the year due to the pandemic measures and some restaurants were still temporarily closed.

Overview of renewable energy production

PSP Swiss Property has already started to install photovoltaic systems on its buildings several years ago and plans to expand this further in the future. The chart below shows the installed capacities of the total portfolio as well as the Green Asset Portfolio. In addition, the share of PV production in % of landlord-obtained electricity is shown. In the coming years, the development of PV installations in the Green Asset Portfolio will be shown here.



Overview Green Asset Portfolio

The Green Asset Portfolio is composed of investment properties, renovation properties and new buildings. They were selected according to the criteria in the table on page 6 and were approved by the Executive Board on 4 April 2023. Energy consumption, CO₂ emissions and water consumption are based on the same basic principles and delineations set out in the PSP Sustainability Report 2022.

Investment properties

	Energy reference area ¹ in m ²	Energy intensity in kWh/m ²	CO ₂ emissions ² in kgCO ₂ e/m ²	Water intensity in m ³ /m ²	Wüest ESG ³
Aarau, Bahnhofstr. 29/33	4 675	76	5.7	0.276	3.7
Basel, Dornacherstr. 210	14 204	64	7.3	0.232	3.7
Basel, Falknerstr. 31 / Weisse Gasse 16	1 570	85	10.1	1.994	3.6
Basel, Greifengasse 21	2 389	32	3.6	0.354	3.8
Basel, Grosspeterstr. 24	7 315	548	7.5	0.129	3.6
Basel, Grosspeterstr. 44 (Grosspeter Tower)	21 393	43	0.0	0.285	4.1
Basel, Hochstr. 16 / Pfeffingerstr. 5	28 853	62	4.1	0.217	3.8
Basel, Kirschgartenstr. 12/14	7 147	158	10.9	0.348	3.7
Basel, Marktgasse 4	1 344	78	9.0	0.242	3.6
Basel, Marktgasse 5	1 743	63	7.2	0.367	3.7
Basel, Peter Merian-Str. 88/90	14 116	81	6.0	0.075	3.7
Bern, Eigerstr. 2	5 154	99	9.2	0.170	3.7
Bern, Genfergasse 4	2 218	106	10.1	0.798	3.6
Bern, Haslerstr. 30 / Effingerstr. 47	5 349	17	0.0	0.165	3.6
Bern, Laupenstr. 10	3 539	40	3.0	0.156	3.7
Bern, Laupenstr. 18/18a	12 729	46	3.6	0.113	3.8
Bern, Seilerstr. 8/8a	9 708	149	12.0 ⁴	0.212	3.7
Bern, Waisenhausplatz 14	4 013	67	6.4	0.153	3.8
Carouge GE, Route des Acacias 50/52	11 190	83	7.0	0.276	3.6
Genève, Rue de la Confédération 2	11 133	94	10.5	0.037	3.5
Lausanne, Av. Agassiz 2	1 738	67	11.4	0.616	3.5
Lausanne, Av. de Sévelin 40	6 825	46	6.3	0.059	3.5
Lausanne, Av. de Sévelin 46	18 980	60	8.6	0.123	3.6
Lausanne, Ch. de Bossons 2	2 621	24	3.0	0.017	3.5
Liebefeld, Waldeggstr. 30	15 645	74	8.7	0.229	3.8
Liebefeld, Waldeggstr. 37	12 130	72	7.1	0.313	3.7
Olten, Baslerstr. 44	3 621	64	10.7	0.169	3.5
Rheinfelden, Salmencenter / Quellenhaus Baslerstr. 2-16	25 798	74	6.6	0.240	3.8
Wallisellen, Richtistr. 11	8 186	57	1.7	0.124	3.6
Wallisellen, Richtistr. 9	6 662	52	1.6	0.219	3.8
Winterthur, Marktgasse 74	1 635	33	3.6	0.444	3.7

	Energy reference area ¹ in m ²	Energy intensity in kWh/m ²	CO ₂ emis- sions ² in kgCO ₂ e/m ²	Water intensity in m ³ /m ²	Wüest ESG ³
Zürich, Bahnhofstr. 10 / Börsenstr. 18	2 307	28	1.3	0.203	3.5
Zürich, Bahnhofstr. 39	4 269	83	6.9	0.142	3.7
Zürich, Bahnhofstr. 81 / Schweizergasse 2/4	3 365	121	8.9	0.175	3.5
Zürich, Binzring 15/17	29 461	58	6.3	0.256	3.6
Zürich, Bleicherweg 10 / Schanzengraben 7	5 412	44	0.0	0.616	3.8
Zürich, Brandschenkestr. 110 (DL3)	18 760	89	5.6	0.347	3.7
Zürich, Brandschenkestr. 150 (Markt)	6 627	67	7.0	0.133	3.5
Zürich, Brandschenkestr. 152a (DL4)	3 050	72	6.8	0.163	3.6
Zürich, Brandschenkestr. 80, 82, 84 (Tertianum)	12 558	97	7.4	0.154	3.7
Zürich, Brandschenkestr. 90 (DL1)	14 353	122	7.9	0.126	3.6
Zürich, Förrlibuckstr. 10	9 774	87	8.4	0.128	3.9
Zürich, Förrlibuckstr. 110	11 287	58	5.3	0.111	3.8
Zürich, Förrlibuckstr. 181	5 347	127	9.3	0.138	3.8
Zürich, Förrlibuckstr. 60/62	28 657	94	8.0	0.270	3.8
Zürich, Förrlibuckstr. 66	5 526	84	8.6	0.175	3.7
Zürich, Gerbergasse 5	3 287	77	7.3	0.149	3.6
Zürich, Goethestr. 24	920	67	6.3	0.636	3.7
Zürich, Gutenbergstr. 1/9	11 278	56	4.7	0.550	3.9
Zürich, Hardturmstr. 101, 103, 105 / Förrlibuckstr. 30	28 659	57	5.3	0.144	3.9
Zürich, Hardturmstr. 131, 133, 135	23 013	62	5.2	0.337	3.8
Zürich, Hardturmstr. 161 / Förrlibuckstr. 150	32 128	98	8.7	0.178	3.8
Zürich, Hardturmstr. 169, 171, 173, 175	16 022	86	9.6	0.158	3.8
Zürich, Hardturmstr. 181,183 / Förrlibuckstr. 160,190,192	33 093	73	5.6	n.a. ⁵	4.0
Zürich, Hottingerstr. 10-12	3 578	90	9.6	0.132	3.6
Zürich, Konradstr. 1	2 396	81	9.6	3.236	3.6
Zürich, Kurvenstr. 17 / Beckenhofstr. 26	1 784	111	11.9	0.201	3.5
Zürich, Limmatstr. 250-254, 264, 266 ("Red")	12 642	101	6.2	0.678	3.7
Zürich, Limmatstr. 291	2 627	66	6.5	0.227	3.5
Zürich, Obstgartenstr. 7	2 183	79	8.8	0.256	3.7
Zürich, Poststr. 3	1 928	76	8.5	0.225	3.7
Zürich, Seestr. 353	8 202	88	8.3	0.158	3.7
Zürich, Stampfenbachstr. 48 / Sumatrastr. 11	5 679	66	7.7	0.159	3.9
Zürich, Zweierstr. 129	3 214	45	5.0	0.132	3.5

1 Energy reference area according to SIA 380

2 Scope 2 emissions are calculated using market-based emission factors

3 Further information on ESG Wüest can be found in the PSP Green Bond Framework 2022 on page 21

4 Rounded number, exact value is less than 12

5 No reliable data available due to short operating period

Properties under Renovation

Project "Füsslistrasse" Zurich, Füsslistrasse 6

Project type	Sustainability measures	Heating system
Total renovation	- Interior insulation of the façade (listed building)	Gas and heat pump
Expected emissions in operation: < 8 kg CO ₂ e/m ²	- New, insulated windows	
Expected Wüest ESG: > 3.5	- Insulation of the roof	
Expected reduction in Emissions: - 40%	- Complete renewal of the building services	
	- Greening of inner courtyard and removal of parking lots	

Construction of new buildings

Project “B2Binz” Zurich, Grubenstrasse 6

Project type	Sustainability measures	Heating system
New replacement building Expected emissions in operation: < 1 kg CO ₂ e/m ² Expected Wüest ESG: > 3.5 Built-in CO ₂ emissions ¹ : 10.7 kg CO ₂ e/m ²	<ul style="list-style-type: none"> - Use of ECO cement in the concrete to save CO₂ - Simple, straightforward statics with economical spans and slim-dimensioned supporting structure. - Simple and repetitive façade construction. - Relatively low proportion of glass of around 50%. - Construction of the building envelope according to the latest energy and thermal insulation standards. - PV system on the roof - Heat generation by means of air-/water heat pump - Terraces, green roof superstructures - E-charging stations in the car park - Indoor and outdoor bicycle parking 	Air-/water heat pump

¹ The built-in CO₂ emissions were calculated according to the SIA Merkblatt “2032:2020 – Graue Energie – Ökobilanzierung für die Erstellung von Gebäuden” with the life cycle assessment data from KBOB and refer to a life cycle of 60 years.

Project “Clime” Basel, Grosspeterstrasse 18

Project type	Sustainability measures	Heating system
New replacement building Expected emissions in operation: < 4 kg CO ₂ e/m ² Expected Wüest ESG: > 3.5 Built-in CO ₂ emissions ¹ : 9.3 kg CO ₂ e/m ²	<ul style="list-style-type: none"> - Saving of built-in CO₂ emissions through preservation of the existing underground car park - Use of wood as a building material with a good CO₂ balance - Electrochromic glazing: user-friendly solar and thermal protection leads to less heat input and lower energy consumption - District heating from IWB with large renewable share of energy production - PV system on the roof - Green terrace - E-charging stations in the parking garage - Indoor and outdoor bicycle parking 	District Heating

¹ The built-in CO₂ emissions were calculated according to the SIA Merkblatt “2032:2020 – Graue Energie – Ökobilanzierung für die Erstellung von Gebäuden” with the life cycle assessment data from KBOB and refer to a life cycle of 60 years.



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To the Management of
PSP Swiss Property AG, Zug

Zurich, May 4th 2023

Independent Assurance Report on allocation and impact indicators in the PSP Green Bond Report 2022

We have been engaged to perform a limited assurance engagement (the engagement) on the allocation and impact indicators (“the KPIs”) disclosed in the PSP Swiss Property’s (the Company’s) Green Bond Report 2022 (the report) prepared in accordance with the PSP Swiss Property Green Bond Framework for the reporting period from 1. January 2022 to 31. December 2022.

Other than as described in the preceding paragraph, which sets out the scope of our engagement, we did not perform assurance procedures on the remaining information included in the report, and accordingly, we do not express a conclusion on this information.

Applicable criteria

The Company defined as applicable criteria (applicable criteria):

- ▶ PSP Swiss Property Green Bond Framework

The PSP Swiss Property Green Bond Framework is presented on the Company’s homepage. We believe that these criteria are a suitable basis for our limited assurance engagement.

Responsibility of the Management

The Management is responsible for the selection of the applicable criteria and for the preparation and presentation, in all material respects, of the disclosed KPIs in accordance with the applicable criteria. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation of the KPIs that are free from material misstatement, whether due to fraud or error.

Independence and quality control

We have complied with the independence and other ethical requirements of the International Ethics Standards Board for Accountants’ International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Our firm applies the International Standard on Quality Control 1, Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.



Our responsibility

Our responsibility is to express a conclusion on the above mentioned KPIs based on the evidence we have obtained. We conducted our limited assurance engagement in accordance with the International Standard on Assurance Engagements (ISAE) 3000 Assurance Engagements Other than Audits or Reviews of Historical Financial Information. This standard requires that we plan and perform this engagement to obtain limited assurance about whether the KPIs in the report are free from material misstatement, whether due to fraud or error.

Summary of work performed

Based on risk and materiality considerations we have undertaken procedures to obtain sufficient evidence. The procedures selected depend on the practitioner's judgment. This includes the assessment of the risks of material misstatements in the above mentioned KPIs. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in scope than, for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement.

Although we considered the effectiveness of management's internal control when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal control. Our procedures did not include testing control or performing procedures relating to checking aggregation or calculation of data within IT systems.

The Greenhouse Gas (GHG) quantification process is subject to scientific uncertainty, which arises because of incomplete scientific knowledge about the measurement of GHGs. Additionally, GHG procedures are subject to estimation (or measurement) uncertainty resulting from the measurement and calculation processes used to quantify emissions within the bounds of existing scientific knowledge.

Our limited assurance procedures included, amongst others, the following work:

- ▶ Assessment of the suitability of the underlying criteria and their consistent application
- ▶ Interviews with relevant personnel to understand the business and reporting process, including the sustainability strategy, principles and management
- ▶ Interviews with key personnel to understand the sustainability reporting system during the reporting period, including the process for collecting, collating and reporting the KPIs
- ▶ Checking that the calculation criteria have been correctly applied in accordance with the methodologies outlined in the applicable criteria
- ▶ Analytical review procedures to support the reasonableness of the data
- ▶ Identifying and testing assumptions supporting calculations
- ▶ Testing, on a sample basis, underlying source information to check the accuracy of the data

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

**Conclusion**

Based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the KPIs for the reporting period from 1. January 2022 to 31. December 2022 have not been prepared, in all material respects, in accordance with the applicable criteria.

Ernst & Young Ltd

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Masthead

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English translation of German original

This is an English translation of the German original.
Only the German original is legally binding.

Sustainability

For environmental reasons, there is no printed version of this report.
This report is available as PDF on www.psp.info/reports.



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