# Green Bond Report

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Swiss Property



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# Foreword

PSP Swiss Property has released its second Green Bond Report. The volume of Green Buildings once again exceeds that of the Green Bonds. Thanks to improved consumption data, we recorded growth in the Green Asset Portfolio.

PSP Swiss Property is proud to publish the Green Bond Report for the second time. Once again, the volume of our Green Buildings exceeds that of the issued Green Bonds, a testament to our efforts and the continuation of our sustainable investments. Due to the unchanged criteria for a Green Asset in 2023 combined with improved consumption data across our portfolio and the acquisition of a building, we were able to record an increase in Green Assets. This report offers a detailed insight into the individual investment properties of the Green Asset Portfolio as well as selected renovation properties.

In addition to the Green Bond Report, we have made significant progress in reporting: We have provided information according to the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD). Furthermore, we have published an updated path for reducing our emissions, which follows the guidelines of the Carbon Risk Real Estate Monitor (CRREM). These are based on the sectoral decarbonization approach of the Science Based Targets Initiative (SBTi), a leader in promoting scientifically based targets for emission reduction.

At the same time, we have made a clear commitment to the goal of the Paris Agreement to achieve net-zero emissions by 2050. You can find this and more detailed information about our efforts and sustainability achievements in the Sustainability Report 2023.

This Green Bond Report once again follows the Green Bond Principles of the International Capital Market Association (ICMA) regarding the use of proceeds, the process for evaluating and selecting 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 annually publish this Green Bond Report, with relevant data and measurement methods on allocations and impact for the outstanding Green Bonds. The information on allocation and impact was externally audited by Ernst & Young AG to obtain limited assurance.

Giacomo Balzarini Chief Executive Officer Patrick Thäler Capital Markets & Sustainability

# 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:

ICMA Category	Category Green Assets	Criteria	Contribution to UN SDG	Environmental objectives
	Investment properties in use	$CO_2$ emissions below: 12 kgCO_2e/m <sup>2</sup> /yr at end-2022 11 kgCO_2e/m <sup>2</sup> /yr at end-2025 9 kgCO_2e/m <sup>2</sup> /yr at end-2030 6 kgCO_2e/m <sup>2</sup> /yr at end-2035 and Classification: Wüest ESG minimum 3.5		Climate change mitigation
Green Buildings	Renovation of existing buildings	Expected CO <sub>2</sub> emission after completion below: $12 \text{ kgCO}_2\text{e}/\text{m}^2/\text{yr}$ at end-2022 $11 \text{ kgCO}_2\text{e}/\text{m}^2/\text{yr}$ at end-2025 $9 \text{ kgCO}_2\text{e}/\text{m}^2/\text{yr}$ at end-2030 $6 \text{ kgCO}_2\text{e}/\text{m}^2/\text{yr}$ at end-2035 or 30% reduction in CO <sub>2</sub> e/m <sup>2</sup> /yr after completion and Classification: Expected Wüest ESG minimum 3.5	7 Cladinger Cladinger 11 secondent contex 13 chever 13 chever 15 c	Climate change mitigation
	Construction of new buildings	Expected CO <sub>2</sub> emission after completion below: 5 kg CO <sub>2</sub> e/m <sup>2</sup> /yr and No fossil heating systems		Climate change mitigation

# **Allocation Report**

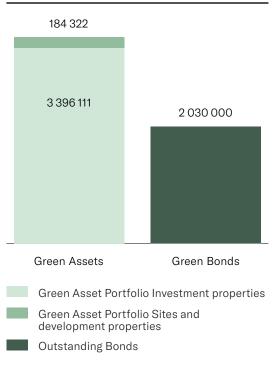
The Allocation Report provides information on the use of the funds from the outstanding Green Bonds. For this purpose, the outstanding bonds are compared to the total amount of the Green Asset Portfolio.

ISIN	Maturity Date	Coupon	Nominal Value in CHF 1 000
CH0307256435	16.02.2024	0.500%	300 000
CH0262881458	06.02.2025	1.000%	150 000
CH0319403777	29.04.2026	0.375%	200 000
CH1232107164	01.07.2026	2.000%	150 000
CH1305916830	11.12.2026	1.800%	150 000
CH0398633807	08.02.2027	0.700%	180 000
CH0419041220	04.02.2028	0.550%	150 000
CH1239464816	02.10.2028	2.250%	200 000
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			2 030 000

List of PSP Swiss Property's outstanding bonds as at 31 December 2023:

As at the end of 2023, PSP Swiss Property has outstanding Green Bonds with a nominal value of CHF 2.030 billion. This compares with Green Assets with an investment value of CHF 3.580 billion, consisting of 67 investment properties and 3 sites and development properties. The list of qualifying properties was approved by the Executive Board on 2 April 2024.

Green assets accounted for 58% of the total portfolio as at 31 December 2023.



### Green Assets vs. Green Bonds in CHF 1000

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.

# 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 CO<sub>2</sub> 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 2023. 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  $(kgCO_2e/m^2)$  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 kgCO<sub>2</sub>e/m<sup>2</sup>/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 2023, this comparison is as follows:

	Unit	CO <sub>2</sub> -Emissions
PSP Green Asset Portfolio	kgCO <sub>2</sub> e/m <sup>2</sup>	5.6
Benchmark Portfolio	kgCO <sub>2</sub> e/m <sup>2</sup>	8.9
Difference	kgCO <sub>2</sub> e/m <sup>2</sup>	3.3
Energy reference area	m²	667 026
Annual savings	Metric tons CO <sub>2</sub> e	2 201

# Savings in CO<sub>2</sub>, energy and water

In the Green Bond Framework, we announced that we would report on energy and water savings. In the reporting year, the Green Asset Portfolio 2023 is compared with a like-for-like portfolio from the year 2022. 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 kgCO₂e	Energy consumption in kWh	Water consump- tion in m <sup>3</sup>
PSP Green Asset Portfolio 2023	2 692 327	37 853 561	140 003
Like-for-Like Portfolio 2022	3 286 256	38 407 044	126 002
Difference	- 593 928	- 553 483	14 001

The analysis of energy consumption and  $CO_2$  emissions indicates a reduction. However, this decrease is largely due to the comparatively milder winter, which led to fewer heating days. However, water consumption increased. The rise in water consumption, following the considerable decrease during the pandemic, continued in the reporting year. With more employees returning to the offices, water consumption has accordingly increased.

# 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.



Installed capacity and PV production

# **Overview Green Asset Portfolio**

The 2023 Green Asset Portfolio consists of investment properties and renovation properties (no new constructions this year). They were selected according to the criteria in the table on page 5 and were approved by the Executive Board on 2 April 2024. Energy consumption,  $CO_2$  emissions and water consumption are based on the same basic principles and delineations set out in the PSP Sustainability Report 2023.

# **Investment properties**

	Energy reference area <sup>1</sup> in m <sup>2</sup>	Energy intensity in kWh/m²	CO2 emissions <sup>2</sup> in kgCO2e/m <sup>2</sup>	Water intensity in m³/m²	Wüest ESG <sup>3</sup>
Aarau, Bahnhofstrasse 29, 33	4 675	74	2.4	0.333	3.7
Basel, Dornacherstrasse 210	14 204	58	5.0	0.265	3.7
Basel, Freie Strasse 38	1 394	76	5.9	0.452	3.8
Basel, Greifengasse 21	2 389	28	2.4	0.345	3.7
Basel, Grosspeterstrasse 18 / Grosspeteranlage 11	7 191	404	3.74	n.a.⁵	3.8
Basel, Grosspeterstrasse 44	21 393	35	0.0	0.260	4.0
Basel, Kirschgartenstrasse 12, 14	7 147	175	10.0	0.359	3.6
Basel, Marktgasse 4	1 344	70	6.4	0.162	3.6
Basel, Marktgasse 5	1 743	58	5.3	0.368	3.7
Basel, Peter Merian-Strasse 88, 90	14 127	71	4.4	0.094	3.7
Basel, Steinentorberg 8, 12	14 570	134	11.5	0.105	4.0
Bern, Eigerstrasse 2	5 154	104	9.0	0.276	3.8
Bern, Genfergasse 4	2 218	121	10.6	0.923	3.6
Bern, Haslerstrasse 30 / Effingerstrasse 47	5 3 4 9	23	0.0	0.196	3.8
Bern, Laupenstrasse 10	3 539	42	2.9	0.151	3.8
Bern, Laupenstrasse 18, 18a	12 729	43	3.1	0.099	3.9
Bern, Seilerstrasse 8, 8a	9 708	121	9.8	0.274	3.7
Bern, Waisenhausplatz 14	4 0 2 4	64	5.5	0.148	3.7
Bern, Zeughausgasse 26, 28	4 101	61	4.6	1.717	3.7
Biel/Bienne, Bahnhofplatz 2	17 323	76	7.4	0.182	3.7
Genève, Rue du Marché 40	6 640	72	10.3	1.528	3.5
Genève, Rue du Mont-Blanc 12	2 0 5 5	30	0.3	0.113	3.6
Lausanne, Avenue de Sévelin 46	18 980	63	6.5	0.139	3.7
Lausanne, Rue Saint-Martin 7	5 700	28	1.9	0.148	3.8
Liebefeld, Waldeggstrasse 30	15 645	85	8.1	0.220	3.9
Liebefeld, Waldeggstrasse 37	12 130	70	4.7	0.340	3.7
Rheinfelden, Baslerstrasse 2–16	25 422	77	1.2	0.266	3.8
Wallisellen, Richtistrasse 11	8 186	54	0.6	0.124	3.6
Wallisellen, Richtistrasse 9	6 662	45	1.2	0.255	3.7
Winterthur, Marktgasse 74	1 635	31	3.5	0.438	3.7
Zug, Kolinplatz 2	1 308	59	9.4	0.262	3.8

	Energy reference area <sup>1</sup> in m <sup>2</sup>	Energy intensity in kWh/m²	CO₂ emissions² in kgCO₂e/m²	Water intensity in m³/m²	Wüest ESG <sup>3</sup>
Zürich, Bahnhofplatz 1, 2 / Bahnhofquai 9, 11, 15	9 4 8 2	102	11.5	0.012	3.9
Zürich, Bahnhofstrasse 10 / Börsenstrasse 18	2 307	30	2.5	0.154	3.6
Zürich, Bahnhofstrasse 39	4 269	86	6.4	0.296	3.7
Zürich, Binzring 15, 17	29 461	50	4.8	0.305	3.7
Zürich, Bleicherweg 10 / Schanzengraben 7	5 412	66	0.1	0.594	3.8
Zürich, Brandschenkestrasse 110	18 760	90	5.2	0.651	3.9
Zürich, Brandschenkestrasse 152a	3 050	79	6.3	0.219	3.8
Zürich, Brandschenkestrasse 80, 82, 84	12 558	99	6.9	0.154	3.7
Zürich, Brandschenkestrasse 90	14 353	127	7.4	0.118	3.7
Zürich, Förrlibuckstrasse 10	9 7 7 4	82	7.1	0.128	3.9
Zürich, Förrlibuckstrasse 110	11 4 4 3	64	5.1	0.129	3.9
Zürich, Förrlibuckstrasse 181	5 347	115	8.5	0.218	3.9
Zürich, Förrlibuckstrasse 60, 62	28 657	78	6.1	0.309	3.9
Zürich, Förrlibuckstrasse 66	5 526	83	8.0	0.155	3.8
Zürich, Gartenstrasse 32	2 374	83	6.2	0.102	3.9
Zürich, Gerbergasse 5	3 287	70	6.0	0.133	3.6
Zürich, Goethestrasse 24	900	72	6.0	0.686	3.6
Zürich, Grubenstrasse 6, 8	13 314	104	0.04	n.a.⁵	4.2
Zürich, Gutenbergstrasse 1, 9	11 273	57	4.2	0.614	3.8
Zürich, Hardturmstrasse 101, 103, 105 / Förrlibuckstrasse 30	28 652	59	5.1	0.168	3.9
Zürich, Hardturmstrasse 131, 133, 135	23 013	66	4.9	0.356	3.9
Zürich, Hardturmstrasse 161 / Förrlibuckstrasse 150	32 1 28	103	7.8	0.220	3.8
Zürich, Hardturmstrasse 169, 171, 173, 175	16 022	77	7.9	0.176	3.8
Zürich, Hardturmstrasse 181, 183 / Förrlibuckstrasse 160, 190, 192	33 093	83	6.2	0.231	4.0
Zürich, Hottingerstrasse 10, 11, 12	3 578	83	7.8	0.147	3.7
Zürich, Konradstrasse 1	2 396	81	8.9	1.604	3.7
Zürich, Limmatstrasse 250–254, 264, 266	12 6 4 2	106	5.9	0.808	3.7
Zürich, Limmatstrasse 291	2 6 2 7	73	6.8	0.231	3.6
Zürich, Obstgartenstrasse 7	2 183	64	6.3	0.178	3.7
Zürich, Pfingstweidstrasse 60, 60b	33 121	794	6.34	n.a.⁵	3.9
Zürich, Poststrasse 3	1 928	68	6.9	0.162	3.7
Zürich, Seebahnstrasse 89	5 627	94	8.3	0.202	3.6
Zürich, Seestrasse 353	8 202	98	8.0	0.213	3.7
Zürich, Stampfenbachstrasse 48 / Sumatrastrasse 11	5 679	63	6.8	0.194	3.9
Zürich, Walchestrasse 11, 15 / Neumühlequai 26, 28	3 685	94	9.1	0.547	3.8
Zürich, Zollstrasse 6	2 214	10	0.9	0.808	3.8

1 Energy reference area according to SIA 380

2  $\,$  Includes Scope 1 and 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  $\,$ 

 $\ \ \, 4 \ \ \, \text{The value is based on assumptions from existing internal documents due to the short operating period }$ 

5 No reliable data available due to short operating period

# Properties under renovation

# Project "Füsslistrasse" Zurich, Füsslistrasse 6

Project type Total renovation Expected emissions in operation: <8 kgCO₂e/m² Expected Wüest ESG: >3.5 Expected reduction in Emissions: -40%	Sustainabiltiy measures – Interior insulation of the façade (heritage-protected) – New, insulated windows – Insulation of the roof – Complete renewal of the building services – Greening of inner courtyard and removal of parking lots	Heating system Heat pump and gas
Project "Hôtel des Postes" Lausanne, Place Saint-François 15		

<b>Project type</b> Total renovation Expected emissions in operation: <5 kgCO <sub>2</sub> e/m <sup>2</sup> Expected Wüest ESG: >3.5 Expected reduction in Emissions: -70%	Sustainabiltiy measures – Interior insulation of the façade (heritage-protected) – New, insulated windows – Roof insulation – Automated sun protection – Complete renewal of the building services including building automation – Greening of inner courtyard and removal of parking lots	Heating system District heating
	<ul> <li>Photovoltaic system</li> </ul>	

Project "The12"	
Zurich, Theaterstrasse 1	2

<b>Project type</b> Total renovation Expected emissions in operation: <1kgCO <sub>2</sub> e/m <sup>2</sup> Expected Wüest ESG: >3.5 Expected reduction in Emissions: -95%	Sustainabiltiy measures – Insulation of the façade – New, insulated windows – Roof insulation – Automated sun protection – Ceiling insulation of the basement – Complete renewal of building services – Greening of inner courtyard terraces, roof terrace	<b>Heating system</b> Air/water heat pump
	– Photovoltaic system	

# Construction of new buildings

None



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To the Management of PSP Swiss Property AG, Zug

Zurich, 6 May 2024

# Independent Assurance Report on allocation of funds and impact indicators in the PSP Green Bond Report 2023

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 2023 (the report) for the reporting period from 1 January 2023 to 31 December 2023.

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 2022

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 controls 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 Code of Ethics for Professional Accountants (including International Independence Standards) of the International Ethics Standards Board for Accountants (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Our firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or 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 controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls 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 the Company's 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 2023 to 31 December 2023 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.

### Cover picture

The picture shows a section of the property Grosspeter Tower, Basel.



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# Stock exchange, trading symbol

SIX Swiss Exchange: Symbol PSPN, Security number 1829415, ISIN CH0018294154 Reuters: PSPZn.S Bloomberg: PSPN SW