

greenproperty: The sustainable quality seal for real estate with a future



The first comprehensive Swiss quality seal for sustainable real estate under the ESG approach
(ESG: environmental, social and governance)



Quality seal of approval for sustainable property
A Credit Suisse Initiative

Sustainability in all phases of the real estate life cycle

The first comprehensive Swiss quality seal for sustainable real estate offered by Credit Suisse Asset Management takes a holistic ESG approach (ESG: environmental, social and governance), taking account of environmental, social, and corporate governance aspects. The quality seal sets a high bar for the sustainable handling of properties.

Ensuring that construction projects are environmentally sustainable and fit for the future is one of the core elements of our sustainability strategy. Out of a sense of conviction and with an awareness of our responsibility, we – as a leading building owner and real estate investment manager – create long-term added value with our projects.

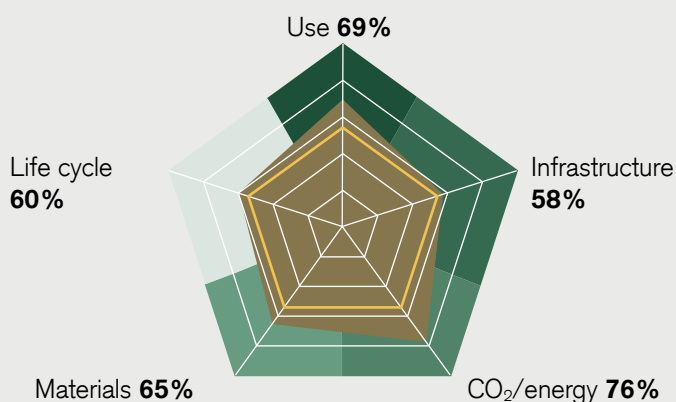
Credit Suisse Asset Management Global Real Estate developed the greenproperty quality seal with renowned engineering and planning company Amstein + Walther AG in 2009. This first comprehensive standard for sustainable property in Switzerland includes environmental, economic, and social aspects and is therefore a powerful example of how to take a sustainable approach to new buildings.

A new issue with potential

Ten years after the initial launch of the greenproperty quality seal, a revised version was introduced in 2019. This new version reflects the future-oriented developments in the area of sustainable construction and ensures greater transparency.

Other established Swiss and international sustainability labels and certifications, such as Minergie®, Sustainable Construction Standard Switzerland (Standard Nachhaltiges Bauen Schweiz – SNBS), German Sustainable Building Council (Deutsche Gesellschaft für Nachhaltiges Bauen – DGNB), or the Leadership in Energy and Environmental Design (LEED) will be taken into account in the new version of greenproperty as part of an efficient certification process.

These aspects serve as the framework for the greenproperty quality seal:



■ Minimum requirement for gold certification
■ Assessment of sample project

A greenproperty assessment not only stands for real estate that is more sustainable than traditional properties in terms of ESG criteria, but also ensures that this real estate is fit to meet future regulatory requirements as well.

Integrated criteria for sustainable construction

Before a construction project or any real estate receives a greenproperty quality seal, it must meet various conditions. A property is assessed on the basis of some 50 environmental, economic, and social indicators – summarized in five aspects – in order to receive the quality seal. These aspects must be reviewed for each construction project.

Please note that this product/service has not been assigned a classification under the SIF. ESG reference Environmental, Social and Governance. This is used interchangeably with the term "sustainable".




Each aspect also includes the criterion “innovation”, which can be used to improve the fulfillment rate of each aspect. This innovation criterion is subject to change each year, thus promoting available and technically proven innovations on the market.

Depending on the fulfillment rate of the above-listed criteria in the various aspects, real estate can receive a greenproperty quality seal in the gold, silver, or bronze category.

More information about the current innovation criteria can be found on our website credit-suisse.com/greenproperty.

The following criteria must be met in order to receive the greenproperty quality seal:



	■ Use	■ Infrastructure	■ CO ₂ /energy	■ Materials	■ Life cycle
Criteria	<ul style="list-style-type: none"> Planning Target groups Space design Indoor comfort Visual and acoustic comfort 	<ul style="list-style-type: none"> Location Mobility Security Immissions Outdoor space 	<ul style="list-style-type: none"> Architecture/concept Self-supply Greenhouse gases Primary energy Electricity 	<ul style="list-style-type: none"> Contaminated sites Embodied energy Environmental impact Indoor air quality Water 	<ul style="list-style-type: none"> Efficiency/flexibility Commissioning Maintenance Operation Data management/documentation
Examples	 <p>Facilitation of social contact, with communal areas or meeting places</p>	 <p>Well-connected locations with access to public transportation to ensure sustainable mobility</p>	 <p>Renewable energy generated and used on-site thanks to installed photovoltaic systems</p>	 <p>Indoor spaces that do not use materials containing solvents in order to ensure the installation of environmentally-friendly and pollutant-free materials</p>	 <p>Use of measurement equipment to control energy and optimize building operation</p>

The quality seal put to the test

Real estate must undergo a multistage evaluation process in order to receive the greenproperty quality seal. As part of this process, during the acquisition and planning phase economic and sustainability criteria are assessed and, if they are approved, a provisional quality seal is issued. During the implementation phase of the construction project, adjustments may be made, if necessary, in order to obtain the sought-after definitive quality seal. After the construction project has been completed, the property is subjected to the same assessment process a second time so it can be granted the definitive quality seal.

The assessment process is led by the relevant Credit Suisse Asset Management construction project manager. The greenproperty indicators are assessed by an external real estate fiduciary, a sole contractor, or a general contractor. The energy indicators, by contrast, are reviewed by an external and independent energy inspection body.

The evaluation process for awarding the quality seal is carried out and monitored by an independent certifier. This external and independent certification body checks the overall assessment and reviews the file to make sure it is complete. The body also makes the final decision as to whether a provisional or definitive greenproperty certificate in the gold, silver, or bronze category can be issued. Based on the audit report, Credit Suisse Asset Management then issues the quality seal and concludes the provisional or definitive certification process.

A web-based database solution supports the paperless certification process and provides a valuable data basis for monitoring, reporting, and optimization measures. This increases efficiency and ensures that the data is archived.

The sustainability of the property is ensured following completion by including the building in building optimization programs that seek to maintain energy efficiency through operational improvements and renovations.

Key steps in the certification process



1

Provisional quality before commencement of construction

- Application submitted by Credit Suisse Asset Management construction project manager
- Provision, optimization, and appraisal of data by external companies
- Review of energy indicators by external, independent experts and creation of an energy audit report
- Review of all indicators by external, independent certifiers and creation of a certificate
- Review and issuance of a provisional quality seal by Credit Suisse Asset Management

2

Implementation of the construction project

- Where necessary and reasonable, adjustments are made to the construction project

3

Definitive quality seal following the completion of construction or for existing properties

- Similar process as for provisional certification
- Issuance of the definitive quality seal

greenproperty – A successful history

Shortly before its tenth anniversary, greenproperty reached a milestone in autumn 2018, when it awarded the 100th definitive quality seal.

This quality seal was awarded to the European head office of the company Fossil Group in Basel. The building is part of the portfolio of a real estate fund held by Credit Suisse Asset Management and now has both a greenproperty silver rating and a Minergie®-P certificate.

Sustainable advantages of greenproperty real estate

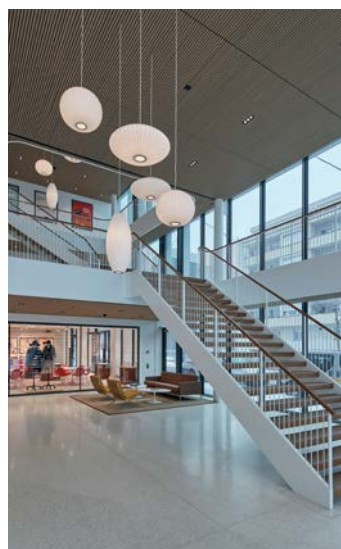
Real estate maintains its value and develops largely independently of other asset classes. Many investors now want to invest in investments that take the so-called ESG approach, in other words, investments that meet environmental, social, and corporate governance criteria. Sustainable real estate is especially suitable for this purpose, as ESG criteria can be applied in various ways.

The “green” operation of real estate creates added value compared to traditional properties. This is because the greater energy efficiency and lower CO₂ emissions of sustainably managed properties not only help to protect the environment, but also offer economic advantages in terms of operating risks, rental and purchase prices, income, and returns.

Further information about our sustainability strategy can be found here:
credit-suisse.com/am/esg

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The building that received the 100th greenproperty quality seal is in Basel.



greenproperty is a proprietary label of Credit Suisse and allows no sustainability benchmarking with properties our funds are not invested in.

Attention is drawn to the greenproperty quality seal with the placement of a plaque on certified buildings. Here are a few selected examples:



Electrolux-Areal, Aarau

Rating greenproperty gold **Certification number** AG-5000-10
Architect Schneider & Schneider Architects
Construction HRS Real Estate AG **Construction period** 2015 bis 2018

greenproperty is the first comprehensive quality seal in Switzerland that enables a holistic assessment of real estate in terms of its sustainability. It assesses qualitative and quantitative criteria in five aspects and awards quality seals in three categories: gold, silver, and bronze.

It was developed by Credit Suisse Asset Management Global Real Estate in collaboration with Zurich-based engineering firm Amstein + Walthert in 2008.

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Hochzwei WOT1, Luzern

Rating greenproperty silver **Certification number** LU-6005-01
Architect Iwan Bühler and Daniele Marques
Construction Arge Halter/Eberli **Construction period** 2009 to 2012

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amRietpark, Baufeld A3, Schlieren

Rating greenproperty bronze **Certification number** ZH-8952-14
Architect Galli & Rudolf Architects
Construction Halter Generalunternehmung AG **Construction period** 2010 to 2012

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Important note regarding ESG

There is currently no universal definition or exhaustive list defining the issues or factors that are covered by the concept of "ESG" (Environmental, Social, Governance). If not indicated otherwise, 'ESG' is used interchangeably with the terms 'sustainable' and 'sustainability'. Unless indicated otherwise, the views expressed herein are based on CS' own assumptions and interpretation of ESG at the time of drafting. CS' views on ESG may evolve over time and are subject to change. An ESG assessment reflects the opinion of the assessing party (CS or external parties such as rating agencies or other financial institutions). In the absence of a standardized ESG assessment system, each assessing party has its own research and analysis framework/methodology. Therefore, ESG assessment or risk levels given by different assessing parties to the same investment/company/product can vary. Further, ESG assessment is limited to considering company performance against certain ESG criteria only and does not take into account the other factors needed to assess the value of a company.

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