

# SUSTAINABILITY STATEMENT



CATELLA  
REAL ESTATE AG



# APPLYING CREAG'S RESPONSIBLE ACTION TO HELP SHAPE PERMANENTLY SUSTAINABLE ENVIRONMENTAL, ECONOMIC AND SOCIAL DEVELOPMENT!



Published in November 2020  
Updated in March 2022

As a real estate investment management company, we are conscious of the responsibility to the environment and society. As a company we have set ourselves the objective of making a positive contribution to permanently sustainable environmental, economic

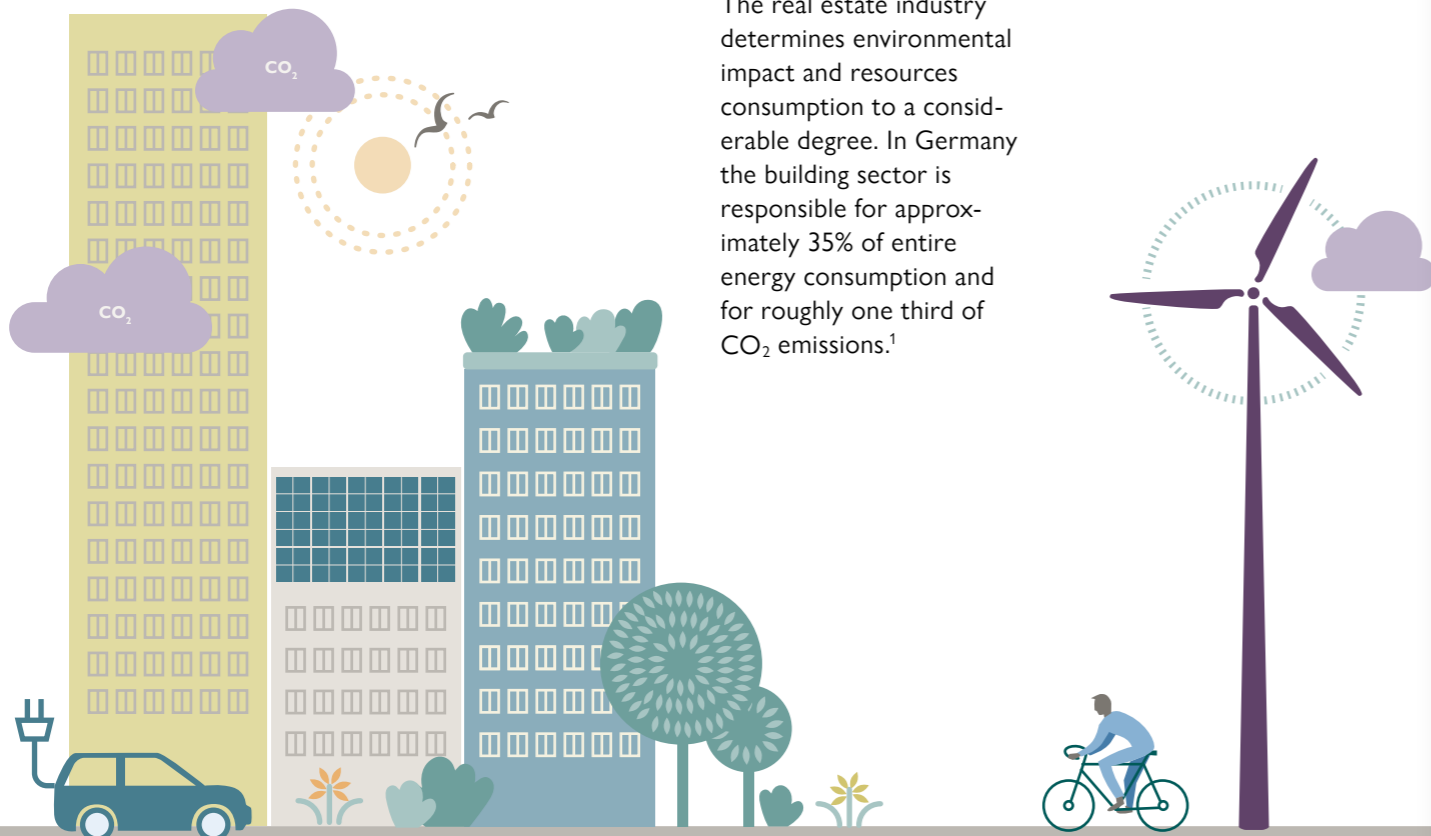
and social development. We set out to achieve this goal by implementing sustainability activities from all three pillars of sustainability at the company level and also by integrating ecological and/or social criteria in selected real estate investment solutions.

# RESPONSIBILITY OF THE REAL ESTATE INDUSTRY

AS ONE OF THE MOST IMPORTANT ECONOMIC SECTORS, THE REAL ESTATE INDUSTRY HAS A HUGE IMPACT ON ENVIRONMENTAL, ECONOMIC AND SOCIAL FACTORS. THAT IS WHY WE HAVE THE OPPORTUNITY, AS A REAL ESTATE INVESTOR AND PORTFOLIO MANAGER, TO EXERT A POSITIVE INFLUENCE ON PERMANENTLY SUSTAINABLE ENVIRONMENTAL, ECONOMIC AND SOCIAL DEVELOPMENT.

## ENVIRONMENTAL

The real estate industry determines environmental impact and resources consumption to a considerable degree. In Germany the building sector is responsible for approximately 35% of entire energy consumption and for roughly one third of CO<sub>2</sub> emissions.<sup>1</sup>



## ECONOMIC

The real estate industry in Germany accounted for over EUR 619 billion, equivalent to a 20% share of total gross value added in 2020. Some 3.3 million employees worked across Germany in this sector – accounting for around 10% of the total workforce.<sup>2</sup>



## SOCIAL

Housing is a fundamental human need and the basis for personal privacy at home. Spending up to 90% of time every day in enclosed spaces means that real estate shapes our day-to-day life – as a place to live and a place to work.<sup>3</sup>



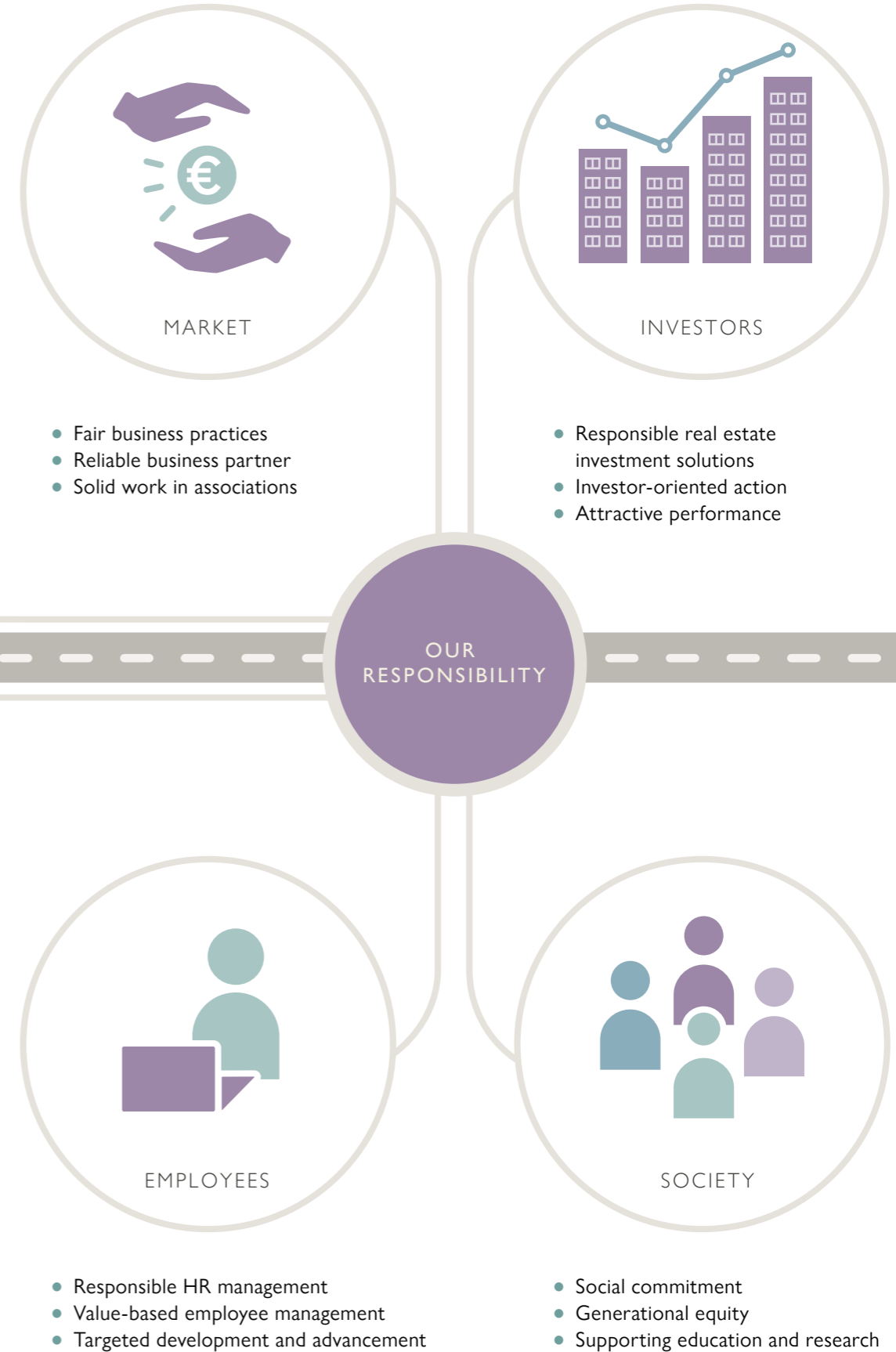
<sup>1</sup> Cf. German Environment Agency, <https://www.umweltbundesamt.de/themen/klima-energie/energiesparen/energiesparende-gebäude#eigentuerer>, last accessed: 24.01.2022

<sup>2</sup> Cf. ZIA German Property Federation, <https://zia-deutschland.de/project/bedeutung-der-immobilienbranche/>, last accessed: 24.01.2022

<sup>3</sup> Cf. Federal Ministry for Environment, Nature Conservation, Nuclear Safety and Consumer Protection (BMUV), <https://www.bmu.de/themen/gesundheit-chemikalien/gesundheit/innenraumluft>, last accessed: 24.01.2022

# OUR RESPONSIBILITY

AS AN ACTOR IN THE FINANCE AND REAL ESTATE INDUSTRY, WE HAVE A RESPONSIBILITY TO OUR STAKEHOLDERS AND THEIR INTERESTS. TO LIVE UP TO THIS RESPONSIBILITY, WE SET OUT TO BE GUIDED IN OUR DAY-TO-DAY ACTIVITIES BY OUR LOYALTY TO OUR STAKEHOLDER GROUPS.



# OUR UNDER- STANDING OF SUSTAINABILITY

“Sustainability is a cornerstone of our corporate culture. With our holistic approach we make a positive contribution to sustainable development of the environment, economy and society.”

DR. NICOLE BRAUN  
Head of Sustainability at CREAG

For us sustainability in the real estate industry means much more than simply “green building”. Catella Real Estate AG pursues a holistic approach integrating the three pillars – environment, economic and social.

Responsible action is embedded in our corporate culture and the integration of ecological and/or social

criteria is an important element in selected real estate investment solutions. Through this comprehensive integration, we are living up to our responsibility and want to make a positive contribution to the sustainable development of the environment, economy and society.

## WHAT DO WE UNDERSTAND BY SUSTAINABILITY?

- A permanent sustainable environmental, economic and social development
- A holistic approach including environmental, economic and social aspects
- A global challenge
- A cornerstone of our corporate culture

## HOW DO WE IMPLEMENT SUSTAINABILITY?

- By aligning our sustainability goals and activities on the SDGs
- By implementing sustainability activities from all three pillars of sustainability – environment, economic and social – at the company level
- By integrating ecological and/or social criteria in selected real estate investment solutions

## WHAT DOES SUSTAINABILITY ACHIEVE?

- A sense of responsibility for society and environment
- Value-based corporate management
- Transparency for all stakeholders
- Identifying potential

# THE FIVE FIELDS OF OUR RESPONSIBLE ACTION

WE WANT TO LIVE UP TO OUR HOLISTIC UNDERSTANDING OF RESPONSIBILITY AND SUSTAINABILITY IN A CREDIBLE FASHION. TO THIS END, WE HAVE DERIVED FIVE OVERARCHING FIELDS FOR OUR RESPONSIBLE ACTION.

## 1. RESPONSIBLE CORPORATE MANAGEMENT:

We manage our company in line with the principles of integrity and respect. Sustainability and taking responsibility are part of our management philosophy and our corporate culture.

## 2. RESPONSIBLE REAL ESTATE INVESTMENT SOLUTIONS:

We offer our customers individual real estate investment solutions and accompany them on the path to a responsible shaped future.

## 3. RESPONSIBLE HR MANAGEMENT:

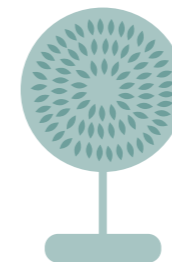
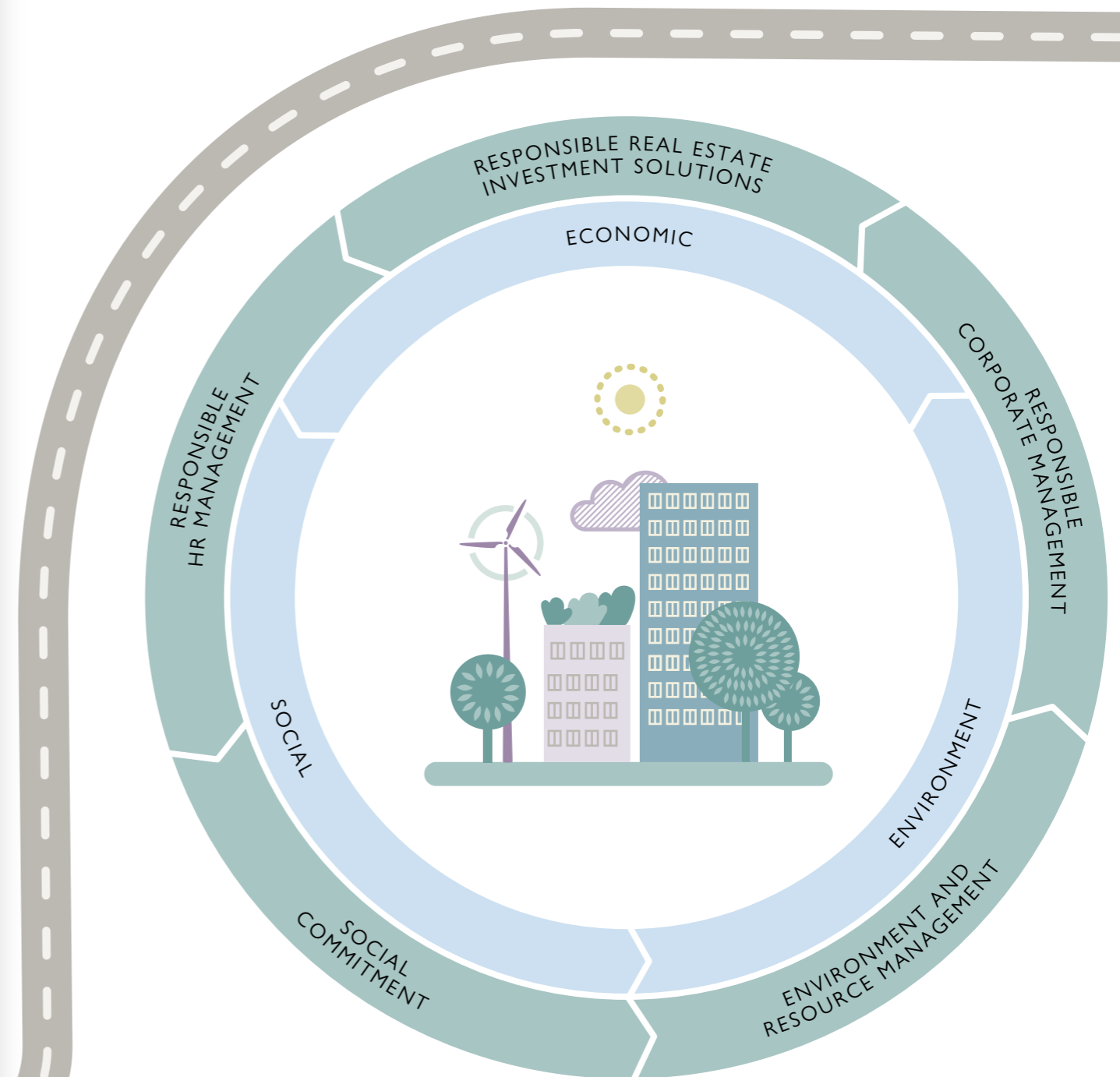
We offer our employees an attractive, secure workplace where they feel comfortable. So they can enjoy their work and give it their all.

## 4. ENVIRONMENT AND RESOURCE MANAGEMENT:

We want to handle our resources efficiently and are committed to protecting the environment.

## 5. SOCIAL COMMITMENT:

We regard ourselves as part of society and actively pursue its interests.



THE FIVE FIELDS OF OUR RESPONSIBLE ACTION HELP US TO DRIVE FORWARD OUR SUSTAINABILITY ACTIVITIES IN A TARGETED AND COORDINATED MANNER IN ORDER TO REALIZE OUR VISION:

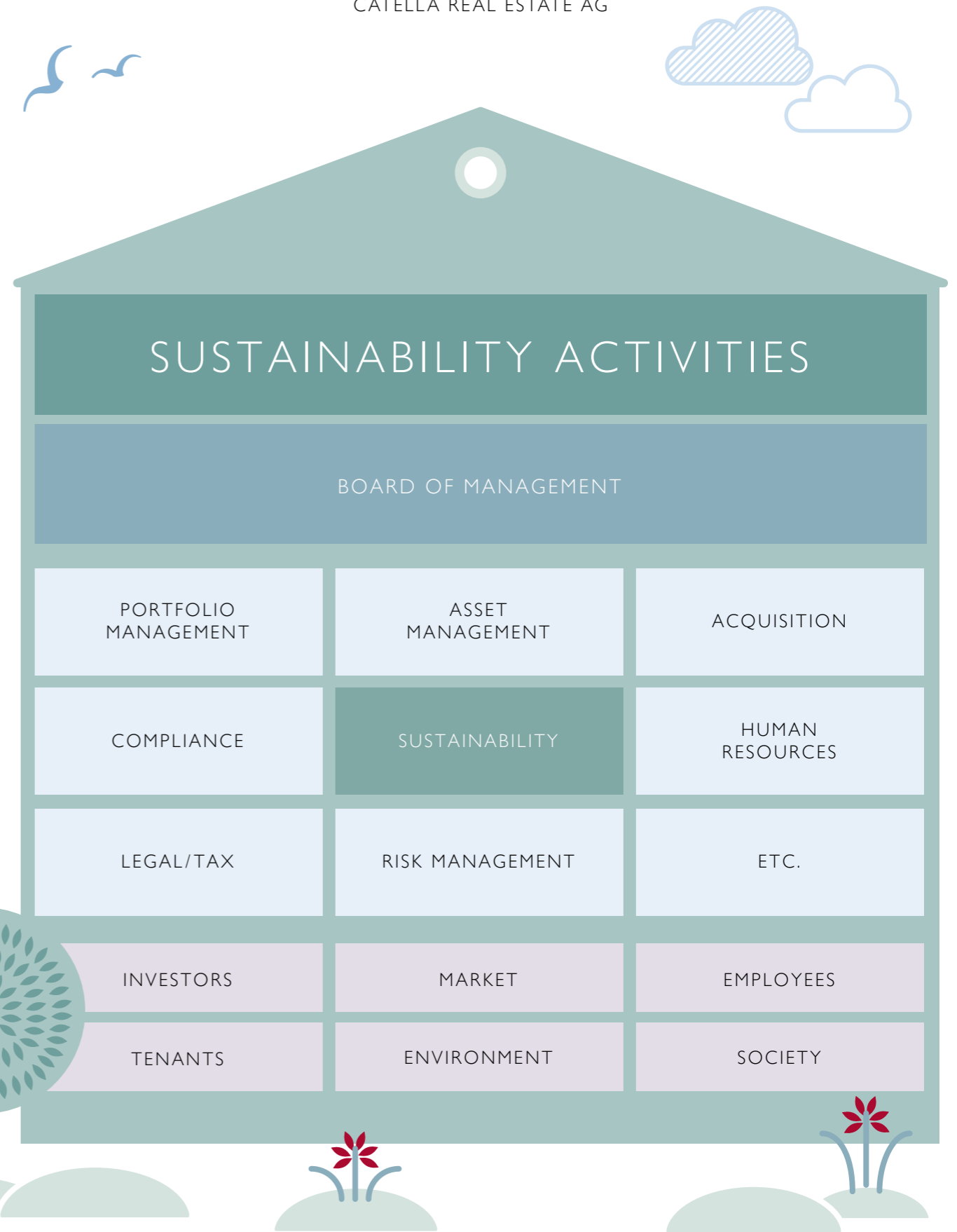
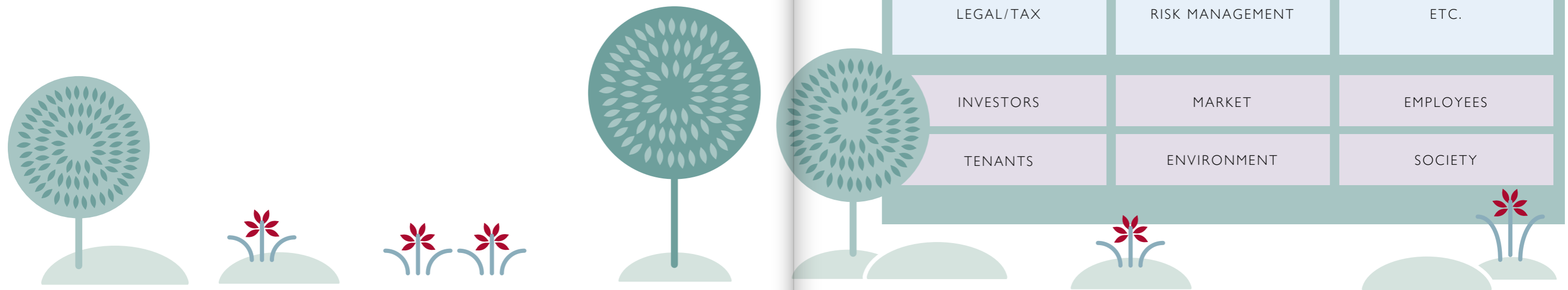
**APPLYING CREAG'S RESPONSIBLE ACTION TO HELP SHAPE PERMANENTLY SUSTAINABLE ENVIRONMENTAL, ECONOMIC AND SOCIAL DEVELOPMENT!**

# OUR PROMISE IS OUR COMMITMENT

WITH THIS STATEMENT, CREAG COMMITS ITSELF, AS A REAL ESTATE INVESTMENT MANAGEMENT COMPANY, TO PLAY AN ACTIVE ROLE IN THE SPECIALLY DERIVED FIVE FIELDS OF RESPONSIBLE ACTION.

THE RESPONSIBILITY FOR IMPLEMENTING THE GOALS LIES WITH THE BOARD OF MANAGEMENT, WHILE IT IS THE DEPARTMENTS OF OUR COMPANY THAT ENABLE THEM TO BE PUT INTO EFFECT AT THE OPERATING LEVEL.

THIS IS HOW WE WANT TO MAKE A POSITIVE CONTRIBUTION TO PERMANENTLY SUSTAINABLE DEVELOPMENT AND TO GENERATE LONG-TERM ADDED VALUE FOR SOCIETY, OUR INVESTORS AND BUSINESS PARTNERS AS WELL AS FOR TENANTS, EMPLOYEES AND THE ENVIRONMENT.



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