



J. SAFRA SARASIN



# J. Safra Sarasin Investment Foundation (SAST)

«Sustainable Real Estate Switzerland» investment group  
Portfolio/sustainability report, 30 June 2019





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# Staying ahead in sustainability development

**As its name suggests, sustainability is central to the «Sustainable Real Estate Switzerland» investment group of the J. Safra Sarasin Investment Foundation and is embedded in the group's investment guidelines. This report explains the sustainability approach and documents the development of the real estate portfolio in this regard. In addition to portfolio news, the report also includes Bank J. Safra Sarasin's view of developments in international sustainability targets and forthcoming regulations relevant to real estate on mitigating climate change. Our sustainability approach helps to anticipate and absorb these developments at an early stage.**

## Overview

The investment group can look back on numerous important events in the last six months.

The successful fourth capital raising provided the investment group with CHF 130 million of new capital aimed at meeting the strategic goal of reducing leverage and financing its ongoing construction projects. The laying of the foundation stone in Zuchwil (canton of Solothurn), Altdorf (canton of Uri) and Düringen (canton of Fribourg) also testifies to the satisfactory progress of ongoing construction projects. The construction project in Reinach (canton of Aargau) was successfully completed and the first collective self-consumption association (ZEV) was put into operation. The ZEV enables tenants to use solar power from a building's photovoltaic system.

Given the strong trend moving sustainability from a niche towards a new standard, it is essential that we continue to strengthen the portfolio's sustainability to stay ahead. Thanks to the comprehensive sustainability approach ensured by Bank J. Safra Sarasin, we believe that the investment group is well positioned to meet future challenges.

This should also lead to a sustainable performance and added value in the future with a view to ensuring that the investment group remains attractive versus the KGAST (Swiss investment funds association) benchmark for mixed properties. The current key financial figures can be found in the quarterly report.

## Sustainability report as at 30 June 2019

The following report is divided into four parts.

The first part summarises important news from the investment group and provides an outlook to future sustainability developments and regulatory efforts. Furthermore, the strategic focus of ongoing construction projects on photovoltaic systems and ZEVs is explained.

The second part explains the comprehensive sustainability approach, which covers the entire life cycle of real estate. Each individual property was evaluated to enable a comparison of the portfolio on the basis of benchmarks.

The third part of the report provides the current sustainability analysis of the portfolio. It also details environmental management based on the annual consumption data of the properties. In addition, the sustainability measures implemented are described.

The fourth part provides an overview of the current portfolio.



## Portfolio news

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### Capital increase

#### **Successful 4th capital increase for the SAST «Sustainable Real Estate Switzerland»**

The target amount of CHF 100 million was significantly oversubscribed. To mitigate the oversubscriptions, an amount of CHF 130 million was approved due to the necessary capital requirements. The capital will be used to meet the strategic goal of reducing the leverage ratio, to finance current construction projects and participate in an urban development project. In addition, opening the real estate portfolio enabled 54 new investors to be acquired for the J. Safra Sarasin Investment Foundation.

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### Laying the foundation

#### **All about mobility - laying the foundations for the CUBO construction project**

This construction project is under way in Altdorf. It is located right next to the new «Neue Alpen Transversale» (NEAT) train station, which from 2021 will be an important junction on the north-south axis of the NEAT and the gateway to the canton of Uri. The building contains two floors for commercial use and 36 rental apartments. A long-term tenant was found for the commercial premises. The project will underpin the new urban development around the station. The building features an environmentally friendly energy supply incorporating a heat pump and a photovoltaic system. There are plans to establish a collective self-consumption association (ZEV) for the tenants. The construction costs of the CUBO project total CHF 19.6 million and the project is expected to be completed in March 2021.

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### Award

#### **Award for the Lorymatte area in Münsingen**

The property in Münsingen has received a «modern and dense housing project» award from the «Verein für Ortsbildpflege Münsingen» (VOM) conservation association. VOM president Georges Dubied commented: «We think it's really important that the development receives the recognition it deserves for being such an exceptional building.» The property features Minergie-P eco certification, low embodied energy use thanks to wooden components, environmentally friendly construction materials as well as a building control system for consumption data and has an excellent sustainability rating.

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### Solar power

#### **Commissioning of the first ZEV in Reinach, canton of Aargau**

Following completion of the construction project in Reinach, the first collective self-consumption association (ZEV) within our portfolio has now been launched. The tenants will benefit from inexpensive and environmentally friendly solar power. The building's own photovoltaic system is expected to produce 32,000 kWh per year. As far as possible, the solar power generated will be consumed within the building, while excess electricity will be fed into the grid. At times when insufficient power is produced, the intelligent system purchases and bills electricity from the grid. The PV system was installed in cooperation with Blockstrom, which will also manage the entire billing.

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# Sustainability becoming the new standard

**A multitude of international efforts at the highest political levels are underway to establish sustainability as a new standard – from the Paris Agreement, the 17 Sustainability Goals of the United Nations to the EU Action Plan for Sustainable Growth. The financial and real estate sectors in particular are therefore facing comprehensive regulations. Thanks to our sustainability approach, we are well prepared for these developments.**

## Climate Change at the heart of regulation in the EU

The climate targets of the Paris Agreement aim to limit the increase in temperature to well below 2°C compared to pre-industrial levels of 1850-1900 and to a maximum of 1.5°C. The resulting reduction in greenhouse gas emissions (GHG) to net zero by 2050 is currently the most urgent societal challenge and the focus of a number of upcoming regulations. Risk management is becoming a crucial aspect as if we continue on the current pathway we are likely to overshoot the climate targets, sparking the attendant physical risks. But if the efforts relating to climate action and the implementation of climate goals are not vigorous enough, this will result in so-called transition risks. Time is short because the remaining carbon budget (the volume of GHG that can be emitted until the 1.5°C target is exceeded) is limited. In a business-as-usual scenario, the budget will be used up in 10 to 15 years. Buildings are considered to play an important role in climate protection, as 40% of global energy-related greenhouse gas emissions and 36% of final energy are consumed by the building sector.

The European Commission's «taxonomy» presented in June 2019 defines what are referred to as «green economic activities». Buildings are identified as a cross-cutting issue that is particularly suitable for climate action. The taxonomy's comprehensive impact on the real estate sector ranges from planning new buildings and retrofitting existing properties through to the acquisition of real estate. Construction projects must follow the national requirements of the lowest-energy buildings and aim for an energy consumption of «EPC rating of B» or better. Retrofitting buildings and individual retrofit measures should boost energy efficiency by 30% and include the on-site production of renewable energies. The only buildings acquired should be energy and resource-efficient properties with low GHG emissions that are in the top 15% of the building stock and have an EPC rating of B or higher. All other conventional buildings must subsequently be improved within three years of the purchase. Climate action and the monitoring of real estate consumption data are therefore becoming a broad-based standard.

Evolution of regulatory efforts in Switzerland	Possible effects on real estate (selection)
<b>Federal Government</b>	
<ul style="list-style-type: none"> <li>▪ Deliberation on the total revision of the CO<sub>2</sub> act in the Council of States, including a reduction in commitments under the «Paris Agreement » (climate legislation 2020 - 2030)</li> <li>▪ Federal Council decree on climate target of net zero by 2050</li> <li>▪ Working Group on Sustainable Finance</li> </ul>	<ul style="list-style-type: none"> <li>▪ Planned rate per tonne of CO<sub>2</sub> at max. CHF 210.00</li> <li>▪ From 2023 CO<sub>2</sub> targets for old buildings following after heating replacement at a maximum of 20kgCO<sub>2</sub>/m<sup>2</sup>, targeted reduction in five-year steps for targets up until 2050</li> <li>▪ Measures for decarbonisation from 2030 onwards</li> <li>▪ Effects of «taxonomy» on Switzerland (third country)</li> </ul>
<b>Cantons</b>	
<ul style="list-style-type: none"> <li>▪ Implementation of ongoing MuKEN 2014 programme with an approximate (target of approx. Minergie® -P)</li> <li>▪ Planning of MuKEN 2020 (target approx. target of. Minergie® -A)</li> <li>▪ Declaration of Climate emergencies in several cities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Stricter energy regulations (low-energy buildings or NZEBs) and sustainability requirements</li> <li>▪ Further tightening (zero or positive energy buildings) of energy regulations, ban on fossil fuel heating systems</li> </ul>

## Introduction

### Alignment towards the UN's 17 Sustainable Development Goals

Bank J. Safra Sarasin's comprehensive sustainability analysis for real estate focuses on ten of the 17 goals of the United Nations' «2030 Agenda for Sustainable Development». The «2030 Agenda» is the international reference framework on how to contribute towards solutions to global challenges. The 17 goals cover social, economic and environmental aspects. With regard to the urgent challenge of climate change, the reference framework helps to coordinate, transparently communicate and report on sustainability efforts.

In order to contribute to implementing the goals, we manage our properties efficiently and monitor their environmental footprint with a view to continuous reduction. We focus on efficient energy systems and renewable energy in construction projects. Thanks to environmentally friendly building materials, efficient ventilation and barrier-free access, we ensure the well-being and comfort of tenants in our properties. In the chapter on sustainability analysis, we show how these sustainability measures contribute to the respective sustainability goals.

### Alignment with ten of the sustainability goals of the UN's 2030 Agenda



Source: UN

### Collective self-consumption associations (ZEV)

Renewable energies and solar energy in particular, are being used more widely and in ever more cost-effective ways worldwide. Although the photovoltaic market in Switzerland has slowed in recent years, growth is expected to be driven by the energy strategy and climate policy. Furthermore, the potential for photovoltaics on suitable building roofs in Switzerland is estimated at around 50 billion kWh or around 80% of the current electricity demand. For real estate, photovoltaic systems can therefore make an important contribution to sustainability and, in particular, to climate action in Switzerland. To facilitate on-site use of solar power produced by buildings' photovoltaic systems, it has been possible to set up self-consumption organisations for tenants since 2014. This

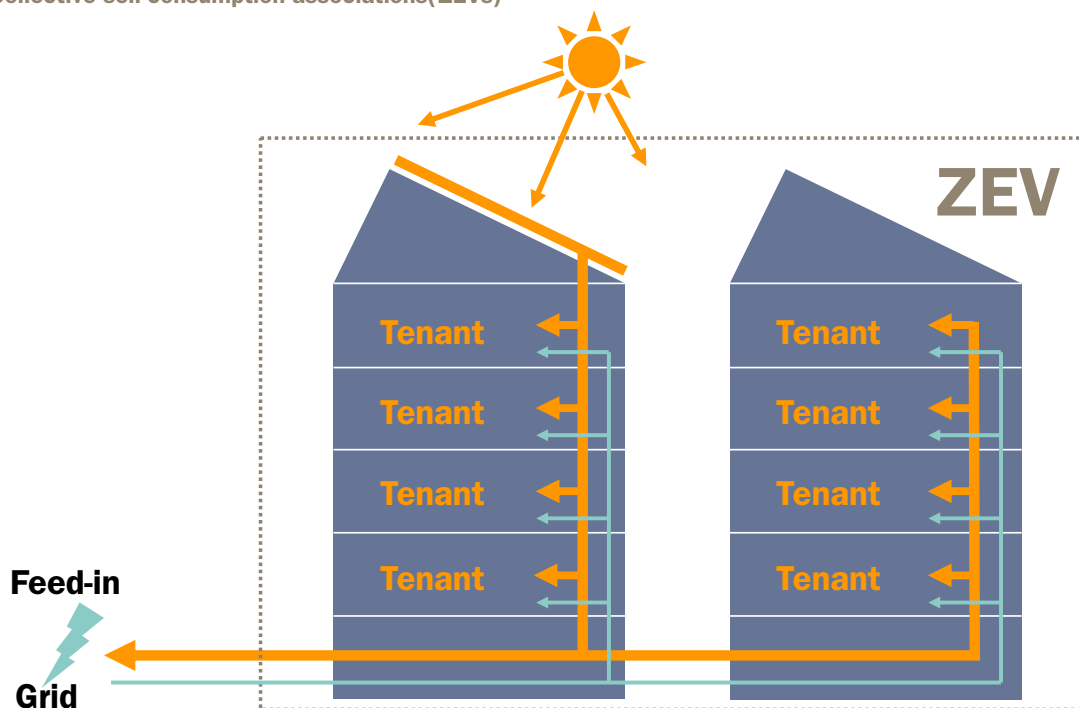
model was strengthened by the new Swiss Energy Act at the beginning of 2018 in the shape of collective self-consumption associations (ZEV). Residents form a ZEV and act as an entity vis-à-vis grid operators and energy companies. In the case of a new construction project, tenants can be obliged to join the ZEV. In the event of uncertainties regarding subsidies, grid and feed-in tariffs for solar power, ZEVs help to ensure the profitability of photovoltaic systems. Since solar power is usually cheaper than electricity from the grid, it is worthwhile for tenants and investors to consume the solar power produced on-site at the property. The J. Safra Sarasin Investment Foundation began applying the innovative ZEV model to selected construction projects in 2018. To this end the portfolio management company for SAST Sus-



tainable Real Estate Switzerland, Vaudoise Investment Solutions AG, works closely with a company Blockstrom. Once the construction project in Reinach in the canton of Aargau was completed in 2019, the first ZEV was founded and put into operation. Tenants make as much use as they can of the environmentally friendly solar power produced on-site by the building's own photovoltaic system. The ZEV therefore represents stakeholder engagement and opens up the possibility of a green lease. Excess electricity is fed into the grid. Electricity is only taken from the grid and billed by Blockstrom's intelligent system when on-site solar production is insufficient. ZEVs are al-

so planned for the construction projects in Zuchwil (canton of Solothurn) and Altdorf (canton of Uri). A ZEV will be examined during the development of the property in Stein (canton of Aargau). Another advantage of the photovoltaic system is the increased energy self-sufficiency of the properties and the reduced risk of dependency on energy prices. The new photovoltaic systems and ZEVs in the investment group's properties therefore make an important contribution to sustainability. They foster tenant engagement with the sustainable orientation of the investment group and constitute active climate action via the long-term reduction of CO<sub>2</sub> emissions.

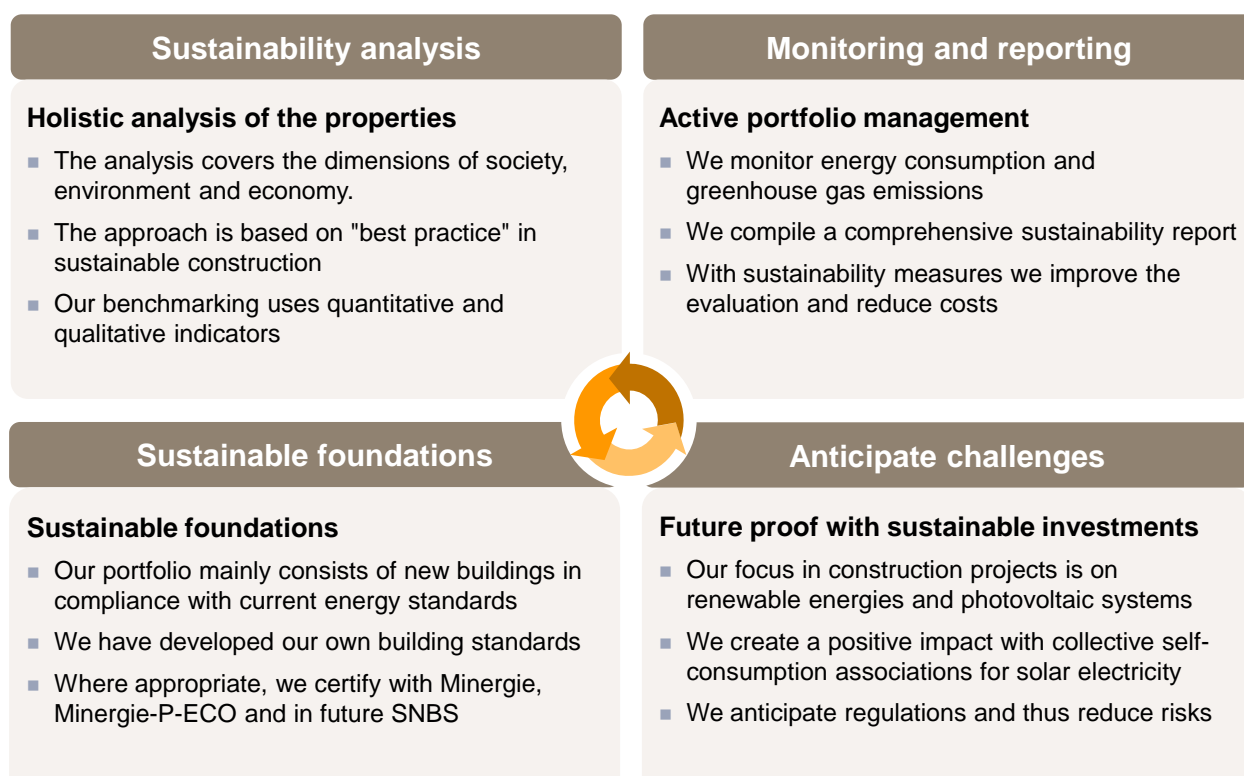
Collective self-consumption associations(ZEVs)



Source: Bank J. Safra Sarasin, Research 2019

# A holistic approach to sustainability

Bank J. Safra Sarasin's sustainability approach consists of four components, which reflect different aspects of the life cycle of sustainable real estate investments and are applied by the SAST «Sustainable Real Estate Switzerland» investment group. A comprehensive sustainability analysis is integrated into the investment process on the basis of our own sustainability rating system. It enables the portfolio to be benchmarked based on ESG criteria. This allows us to create a sustainable foundation, characterised by our own construction standards and a portfolio of mainly new buildings. Where appropriate, the buildings are certified. Monitoring and reporting document the development of the portfolio and can trigger sustainability measures, with the aim of improving performance and the sustainability assessment. This comprehensive sustainability approach ensures the continuous development of sustainability, allowing us to anticipate future challenges, reduce risks and identify opportunities.
















Source: Bank J. Safra Sarasin, Research 2019

# Sustainability analysis of real estate

**Bank J. Safra Sarasin's sustainability analysis leads to a better understanding of real estate investment as it allows a clearer illustration of the interdependence between economic, social and environmental criteria. Three topics are assigned to each of the three sustainability dimensions of society, economy and environment. These topics are in turn subdivided into different criteria. The dimensions, topics and criteria are included in the evaluation and are equally weighted. Comparable and measurable indicators are underpinned by the criteria. This holistic evaluation ensures that sustainability is an integral component throughout the entire life cycle of the properties.**

The three dimensions of society, environment and economy are part of one system and cannot be considered separately. They influence and condition each other: some of the life cycle costs are determined by the energy consumption of a building. These costs partially determine the tenants' utilities costs which, in turn, determine rent and lettability. All of the applied criteria reflect a «best-practice» approach to sustainable construction and help to mitigate future risks. A points system is embedded in the assessment structure and assigns scores of 1

to 5. The assessment result is shown in the benchmark analysis section and the results in the portfolio section. The sustainability of each property is reviewed annually and sustainability measures are devised if necessary. A sustainability rating of at least 3.25 is targeted for the entire portfolio. The current mean value is 3.80 (weighted by market value). The sustainability analysis is aligned to ten of the 17 sustainability goals of the «2030 Agenda», see page 8.

Society	<b>Location analysis</b> <ul style="list-style-type: none"> <li>Position of property</li> <li>Surrounding</li> <li>Attractiveness of property</li> </ul> 	<b>Usage &amp; interior design</b> <ul style="list-style-type: none"> <li>Diversity</li> <li>Use &amp; flexibility of semi-public paces</li> <li>Use &amp; flexibility of private space</li> </ul> 	<b>Well-being &amp; health</b> <ul style="list-style-type: none"> <li>Comfort</li> <li>Indoor air quality</li> <li>Ionizing radiation</li> </ul> 
	<b>Costs</b> <ul style="list-style-type: none"> <li>Life cycle costs</li> <li>Operating costs</li> </ul> 	<b>Tradability</b> <ul style="list-style-type: none"> <li>Ownership status</li> <li>Rental situation</li> <li>Building quality</li> </ul> 	<b>Potential yield</b> <ul style="list-style-type: none"> <li>Accessibility</li> <li>Potential of the property</li> </ul> 
	<b>Energy and climate</b> <ul style="list-style-type: none"> <li>Primary energy construction</li> <li>Primary energy operation</li> <li>Greenhouse gas emissions</li> </ul>   	<b>Resources</b> <ul style="list-style-type: none"> <li>Ecological design</li> <li>Ecological operation</li> <li>Ecological mobility</li> </ul>   	<b>Nature &amp; landscape</b> <ul style="list-style-type: none"> <li>Biodiversity</li> </ul> 

Source: Bank J. Safra Sarasin, Research 2019; UN

# Sustainability integral to the investment process

**Sustainability is an integral part of every single stage in the investment process. The aim is to deliver sustainable performance and added value, allowing the investment group to remain attractive compared to the KGAST benchmark for mixed-use properties. Accordingly, a comprehensive sustainability analysis is carried out for all investment proposals of the «Sustainable Real Estate Switzerland» investment group. The various stages of the investment process are explained below.**

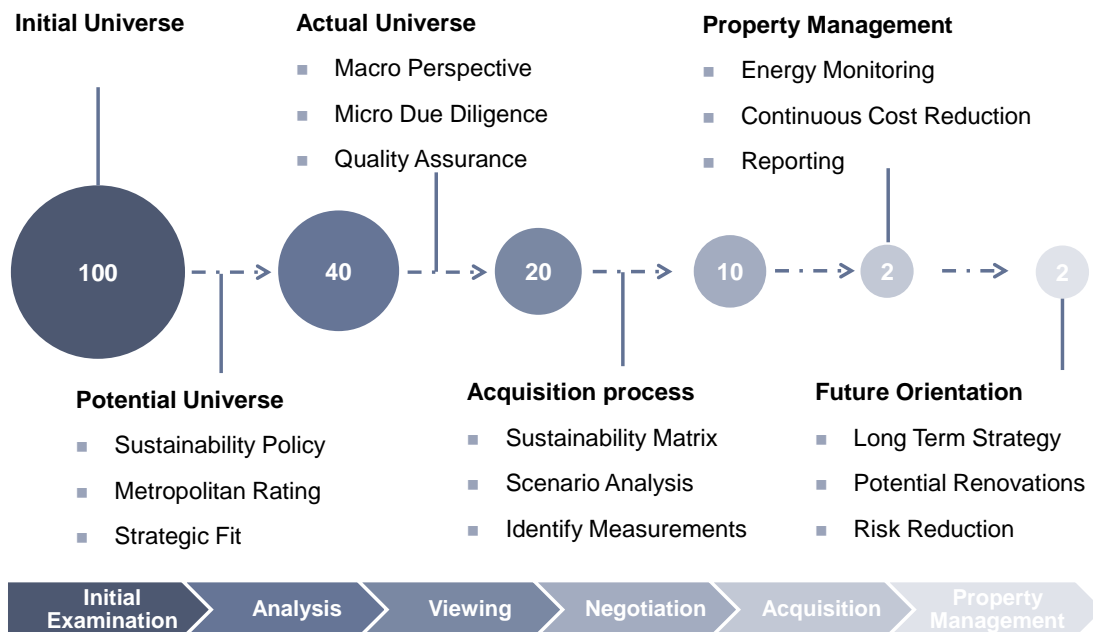
For acquisitions of existing properties, detailed due diligence is carried out based on a comprehensive approach. The sustainability analysis consists of a quantitative evaluation and a qualitative analysis. The qualitative evaluation (on a verbal basis) takes the individual character of the building and its surroundings into account. In the case of new construction projects and renovations, systematic measures to improve sustainability are devised.

During project development, we ensure that sustainable measures are integrated into the process. The measures comply with environmental, social and governance (ESG) criteria with the aim of achieving sustainable investment while taking social, economic and ecological dimensions into account. We specialise in construction projects and

have developed our own building standards encompassing high construction quality, effective heating systems, comfortable floor plans and sustainable construction materials.

After the projects are completed, performance indicators for the properties are monitored, including energy and water consumption as well as greenhouse gas emissions. The results are documented in the annual report. Continuous communication between all relevant stakeholders, such as local property managers, portfolio managers, sustainability analysts and the investment committee, guarantees high-quality maintenance and ensures that the sustainability objectives of the investment guidelines are met.

## Sustainability methodology in our investment strategy



Source: Bank J. Safra Sarasin, Research 2019

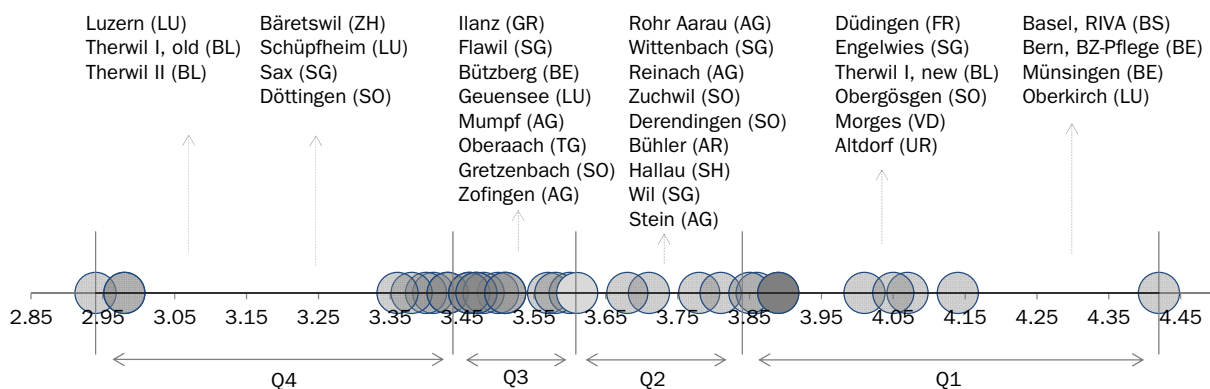
# Portfolio benchmark analysis

**A benchmark analysis of the real estate properties based on the sustainability criteria allows the sustainability rating to be presented in transparent and relative terms. This comprehensive analysis of the properties and the portfolio as a whole helps to identify risks and opportunities. Sustainability measures can also be derived from the analysis in order to achieve added value for the portfolio and improve the sustainability rating.**

The current portfolio consists of 34 properties, six of which are construction projects. Most of the properties were built after 2010 and comply with current standards and energy laws. As a result, maintenance and renovation costs are low. Eleven properties are Minergie® certified as a minimum. The construction project in Morges (canton of Vaud) is designed to comply with the «Swiss Sustainable Construction Standard» (SNBS). The main advantages of the portfolio are good micro locations as well as new building stock and the resultant high quality

of the properties. As a rule, the properties are positioned in central locations with good accessibility. The good ratings in the areas of comfort, well-being and flexibility reflect the impressive planning and structural quality of the buildings. With regard to the environment, the measures required from the point of view of sustainability focus on the façade, family-friendly environment and biodiversity, as well as the energy-efficient and water-saving facilities of the properties.

## Benchmark analysis sustainability



Source: Bank. J. Safra Sarasin, Research 2019

The properties in the first quartile were built in recent years or are still under construction. They meet today's standards and are either Minergie® or Minergie-P-ECO® certified. Energy consumption is therefore lower than the requirements of the energy laws and ecological materials have been used in many properties. Energy systems are mainly based on heat pumps, geothermal energy or local district heating networks, partly in connection with photovoltaic systems. The properties in the second quartile were constructed after 2010. Four properties are Minergie® certified and have good to very good connections to

local centres. Heating is mostly generated by heat pumps. The properties in the third quartile were built after 2010 with the exception of Zofingen (canton of Aargau), which was constructed in 2006 and renovated in 2017. The property in Mumpf (canton of Aargau) is Minergie® certified and heating is generated by heat pumps or gas heating. The fourth quartile comprises four newer properties and three old buildings. The latter have good micro locations. Heating is provided by heat pumps, district heating or gas heating.



# Environmental management system

**The environmental management system (EMS) was developed by Bank J. Safra Sarasin in 2017 and has since been applied to SAST Sustainable Real Estate Switzerland. It comprises various consumption data based on the properties' utility bills.**

## Scope and objectives

The EMS is intended to cover energy sources, heating, electricity and, where appropriate, renewable energy. Water consumption is also monitored. Consumption data for waste are not currently collected, but will be taken into account in the future if possible. Greenhouse gas emissions (GHG), direct (Scope 1) and upstream indirect (Scope 2) emissions are calculated for energy consumption at the individual properties. The consumption data are normalised based on the respective floor area. The aim of the EMS is to monitor energy and water consumption and the resultant GHG emissions. The investment guidelines of the «Sustainable Real Estate Switzerland» investment group stipulate a 20% lower energy consumption rate than the Swiss average for residential properties.

## Annual monitoring

The EMS is performed annually. The portfolio managers obtain consumption data on the basis of billing or invoices from the property managers of the respective properties. The portfolio data are then aggregated and analysed by Bank J. Safra Sarasin.

## Controlling Process

Bank J. Safra Sarasin monitors and reports the results to the relevant stakeholder groups of the SAST «Sustainable Real Estate Switzerland» investment group. The results are checked for validity, outliers and reduction targets. Only properties that have formed part of the portfolio for at least twelve months are included in the monitoring process. First of all, the results are discussed between sustainability analysts and portfolio managers. The results are then reported to the investment committee, which can trigger further investigations by external service providers if necessary.

## EMS

Bank J. Safra Sarasin's Environmental Management System (EMS) comprises annual monitoring of energy and water consumption based on invoices as well as the calculation of the resulting GHG emissions (Scope 1 and 2) at property level. A detailed analysis of the consumption data is intended to help identify inefficiencies and potential savings and enables a comparison with planning and benchmark values. Comprehensive reporting to the relevant stakeholders and decision-makers creates transparency about the status of the sustainability targets. Sustainability measures can be formulated in close consultation with the management, the investment committee and the portfolio management in order to reduce consumption and thus costs in the long term and increase the sustainability rating.

## A foundation for sustainability measures

Based on the EMS results, sustainability measures can be triggered to increase energy efficiency, reduce water consumption and, where possible, improve performance. This aids compliance with the sustainability guidelines and helps to improve the sustainability rating.

In the second half of 2018, the service provider Siemens carried out a system review of the «BZ-Pflege» property in Berne, which identified energy savings potential of 0.3MWh/year and a corresponding reduction in annual energy costs of CHF 25,000. The results of this review were communicated in the second half of 2018. Implementation was facilitated in consultation between portfolio managers and the tenants. The reduced energy consumption is likely to be reflected in the EMS the following year.

**EMS Results 2018**

The portfolio analysis for the year 2018 shows that our residential properties have lower GHG emissions than the Swiss average. The portfolio has grown substantially compared to the previous year. Although the energy intensity increased for residential properties, it remained almost the same for the portfolio as a whole.

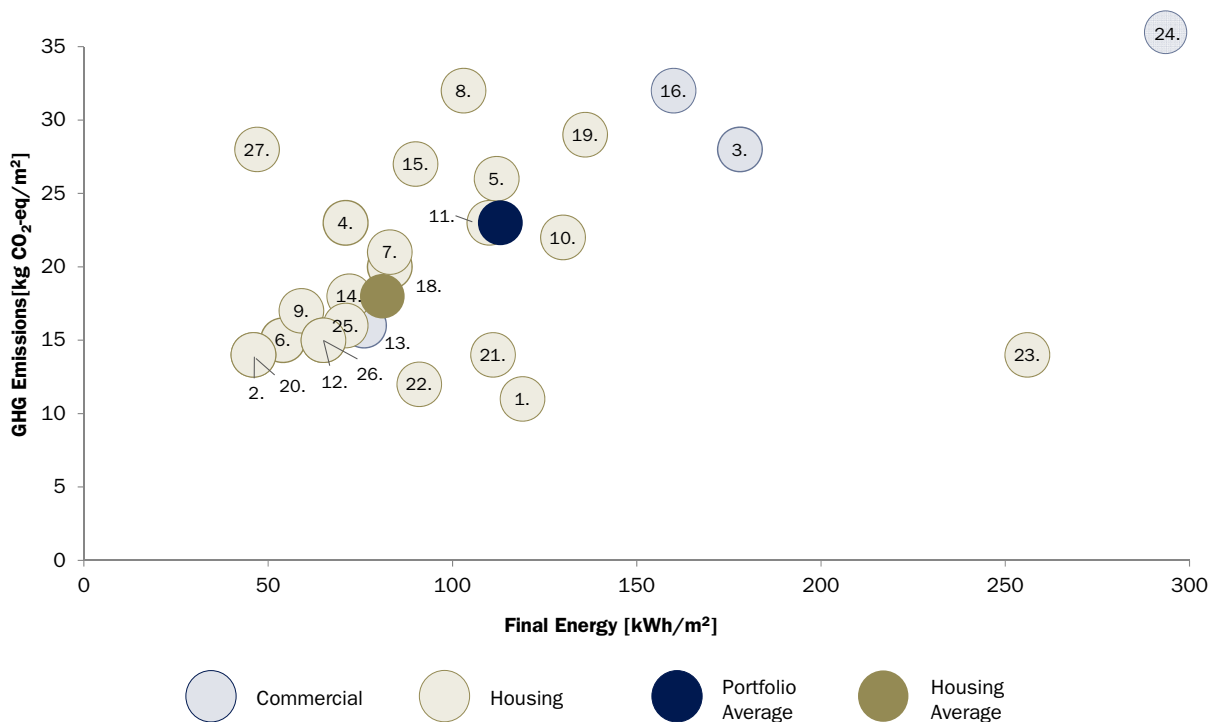
The GHG intensity increased slightly due to the acquisition of a building portfolio for residential properties. The GHG intensity in the overall portfolio remains unchanged. The following figures provide information on consumption in 2018 compared to 2017. Each point in the chart represents an individual property.

**Total consumption in figures**

	2018		2017	
	Total	Intensity	Total	Intensity
Number of properties	26		11	
Active area	87,370m <sup>2</sup>		59,753m <sup>2</sup>	
Final energy consumption	9.89 m kWh	130 kWh/m <sup>2</sup>	7.71 m kWh	129 kWh/m <sup>2</sup>
GHG emissions* (CO <sub>2</sub> -eq)	1.97 m kg	23 kg /m <sup>2</sup>	1.34 m kg	23 kg /m <sup>2</sup>
Water consumption	72'114 72,114 m <sup>3</sup>	0. 83m <sup>3</sup> /m <sup>2</sup>	38'894 38,894 m <sup>3</sup>	0.65m <sup>3</sup> /m <sup>2</sup>
PV/solar generation	145,271 kWh		252,835 kWh	
Share of renewable energy**	77%		85%	

\*Calculated, Scope 1 und 2; Data: KBOB, BAFU; \*\*Heating and hot water.  
Source: Bank J. Safra Sarasin, Research 2019

**Monitoring of final energy consumption and greenhouse gas emissions 2018**



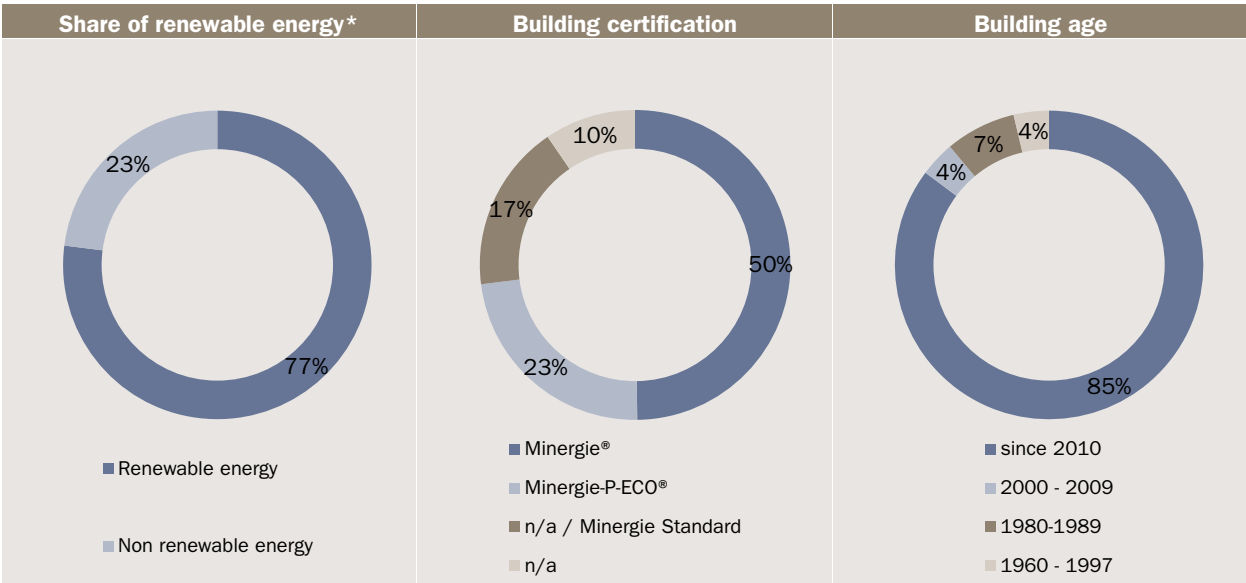
Source: Bank J. Safra Sarasin, Research 2019

# Sustainability measures

In order to reduce costs, create added value and increase the sustainability rating, a large number of sustainability measures have been introduced as part of the portfolio’s active management. The following table shows a selection of current examples.

Property no.	Measure
31	<p><b>Materialisation</b></p> <p>Ecological exclusion criteria for construction materials and ecological construction materials such as timber construction, for example in Münsingen (canton of Berne).</p>
30	<p><b>Certifications</b></p> <p>Planned certification in compliance with Minergie® and the «Swiss Sustainable Construction Standard» (SNBS) for the construction project in Morges (canton of Vaud).</p>
17, 28, 30, 34	<p><b>Photovoltaic systems</b></p> <p>Implementation of PV systems for eco-friendly energy supply in new construction projects in Reinach (canton of Aargau), Altdorf (canton of Uri), Morges (canton of Vaud) and Zuchwil (canton of Solothurn).</p>
17, 28, 34	<p><b>Self-consumption associations</b></p> <p>Creation of collective self-consumption associations (ZEV) for the direct onsite use of solar power at the properties in Reinach (canton of Aargau), Zuchwil (canton of Solothurn) and Altdorf (canton of Uri).</p>
23	<p><b>Refurbishment and upgrading</b></p> <p>Review of a possible energy retrofit in consultation with local stakeholders of an older property and addition of storeys in prefabricated timber construction in Therwil (canton of Basel Land).</p>
32, 34	<p><b>Accessibility</b></p> <p>Focus on age-appropriate and barrier-free construction to enable independent living in old age in Obergösgen and Zuchwil (both in the canton of Solothurn).</p>
29, 31	<p><b>Building automation</b></p> <p>Agile building management system with individual room regulation, recording of consumption data and remote online access to optimise properties in Düdingen (canton of Fribourg) and Münsingen (canton of Berne).</p>
16	<p><b>Lighting systems</b></p> <p>Ongoing conversion to LED lighting in the building in Oberkirch (canton of Luzern).</p>

# «Sustainable Real Estate Switzerland» portfolio




















\*Heating and hot water.

Source: Bank J. Safra Sarasin, Research 2019

## Portfolio

### Properties


















No.	View	Property	Location	Canton
1		Kirchstrasse	Bäretswil	ZH
2		Alemannengasse / Römergasse / Burgweg	Basel, RIVA	BS
3		Freiburgstrasse	Bern, BZ-Pflege	BE
4		Dorfstrasse	Bühler	AR
5		Sonnhaldestrasse	Bützberg	BE
6		Luzernstrasse	Derendingen	SO
7		Wasenstrasse	Döttingen	AG
8		Schändrichstrasse	Flawil	SG
9		Mitteldorfstrasse	Geuensee	LU
10		Mattenweg	Gretzenbach	SO
11		Neunkircherstrasse	Hallau	SH
12		Via S. Clau Sut	Ilanz	GR
13		Landenbergstrasse	Lucerne	LU
14		Rheinweg	Mumpf	AG
15		Kreuzlingerstrasse	Oberaach	TG
16		Allee	Oberkirch	LU
17		Breite	Reinach	AG



Sustainability assessment (maximum 5.00)	Total final energy 2018 [kWh]	Total GHG emissions 2018 [kg CO <sub>2</sub> -eq]	Year of construction	No.
3.41	300,240	27,104	2010	1
4.42	379,755	114,473	2014	2
4.14	2,175,820	340,238	2011	3
3.50	180,622	58,218	2016	4
3.43	92,976	21,205	2015	5
3.6	117,486	33,235	2014	6
3.36	176,250	44,131	2015	7
3.47	130,123	39,779	2016	8
3.46	140,420	39,169	2012	9
3.47	94,603	15,906	2013	10
3.51	152,686	32,101	2016	11
3.43	104,277	24,111	2014	12
2.94	179,948	38,771	1984	13
3.48	127,577	31,372	2016	14
3.46	141,625	42,076	2013	15
4.01	2,584,696	522,790	2012	16
3.61	n/a	n/a	2019	17

## Portfolio

### Properties

No.	View	Property	Location	Canton
18		Im Fuchswinkel	Rohr Aarau	AG
19		Eschagger	Sax	SG
20		Bim Junkerhus	Schüpfheim	LU
21		Ullmannstrasse	St. Gallen	SG
22		Bahnhofstrasse (Neubau)	Therwil I	BL
23		Bahnhofstrasse (Altbau)	Therwil I	BL
24		Mittlerer Kreis	Therwil II	BL
25		Wilenstrasse	Wil	SG
26		Bettenwiesenstrasse	Wittenbach	SG
27		Hottigergasse	Zofingen	AG
28		Byfangweg	Altdorf	UR
29		Halta	Düdingen	FR
30		Thunstrasse	Münsingen	BE
31		Eglantine	Morges	VD
32		Steinengasse	Obergösgen	SO
33		Landis	Stein	AG
34		Narzissenweg	Zuchwil	SO

Sustainability assessment (Maximum 5.00)	Total final energy 2018 [kWh]	Total GHG emissions 2018 [kg CO <sub>2</sub> -eq]	Year of construction	No.
3.57	347,569	81,757	2011	18
3.38	226,810	49,106	2014	19
3.40	81,403	24,111	2014	20
3.81	544,557	70,031	2014	21
3.89	114,044	14,598	2013	22
2.98	420,934	22,556	1962	23
2.98	442,864	65,421	1986	24
3.58	73,304	17,029	2013	25
3.71	341,895	80,078	2012	26
3.51	207,158	124,522	2006	27
3.85	n/a	n/a	2021*	28
3.78	n/a	n/a	2019*	29
4.07	n/a	n/a	2018	30
4.05	n/a	n/a	2021*	31
3.85	n/a	n/a	2020*	32
3.68	n/a	n/a	2022*	33
3.89	n/a	n/a	2020*	34

\*Expected completion of construction project

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