

# Swiss Prime Site

## Stakeholder panel 2017

### Panel statement

21 April 2017, addendum 16 May 2017

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#### **Overall view**

The stakeholder panel acknowledges the steps taken by Swiss Prime Site in the field of sustainability and appreciates the comprehensive sustainability reporting and the willingness to engage in open dialogue. By reporting in accordance with the standards of the Global Reporting Initiative (GRI), the Swiss Prime Site plays a pioneering role in the industry, which raises the question, how far corporate sustainability is operationalised and supported by its employees. The panellists identify the greatest potential for further development in the development of concrete sustainability objectives and corresponding indicators. In addition, the Swiss Prime Site is encouraged to enhance its unique entrepreneurial profile in the context of sustainability, to highlight synergies in the group and to further expand its established pioneering role.

#### **Sustainability report**

Sustainability reporting in accordance with the GRI standards meets with widespread approval in the panel. The panel members believe that the Swiss Prime Site takes into account the most important sustainability issues in its reporting and also presents them comprehensively. The panel recommends underlining the connecting elements between the group companies and the associated unique positioning of the Swiss Prime Site. Possible topics that encompass all group companies are urbanisation, intergenerationality and living space design. To further enhance the credibility of reporting, the stakeholder panel encourages the report to include the set sustainability objectives, to report transparently on the progress made in meeting them, and to provide more evidence in the form of indicators and illustrative examples. In addition, the panel wishes for a deeper discussion of the conflicting priorities between the sustainability objectives. It is important that the Swiss Prime Site demonstrates how the company approaches these challenges. It could for instance identify the trade-offs that exist in modernisation projects by examining the impacts on rental costs, the environment and the quality of life inside and outside the buildings.

#### **Sustainability roadmap**

##### **Further development of core topics**

The stakeholder panel basically confirms the essentiality of all core topics of the Swiss Prime Site sustainability roadmap. However, the core topic of “sponsoring and social commitment” should be more closely linked to the core business in order to increase its relevance to the company and the stakeholders. Various proposals for a future commitment, which creates added value for Swiss Prime Site and the stakeholders, will be introduced. A commitment in the field of urban planning and spatial development is obvious from the perspective of the panel.

Possible fields of activity include the promotion of new academic chairs, architectural competitions, electro-mobility, innovative building envelopes and unconventional leases of vacant space. Furthermore, future-oriented beacon projects could be defined and promoted in the various business areas.

The panel members welcome the goal of the Swiss Prime Site to reduce energy consumption and the associated CO<sub>2</sub> emissions of the real estate portfolio. They recommend the development of a CO<sub>2</sub> reduction target based on the global 2-degree objective of the Paris Agreement and wish to have a

concrete long-term goal formulation. The certification of the sustainability of portfolio properties is recommended by the panel members. However, the Swiss Prime Site is also expected to go beyond the standards. The panel also sees important leverages for more sustainability in the value-creation chain. The suggestion is to increasingly focus on the points of contact with customers and to incorporate suppliers and partners more closely.

### **Proposals for additional core topics**

The members of the stakeholder panel also recommend the inclusion of the topic of “creation of networks” in the sustainability roadmap. The creation of networks enables the Swiss Prime Site to engage in an open exchange with customers, suppliers, business partners, politics, authorities and local communities. Networks can provide valuable stimuli for company development and create mutual trust. The regional anchoring and especially the inclusion of local suppliers are important factors to increase the acceptance in the direct environment. The panel suggests that the topic of “digitisation and data protection” should also be included in the sustainability roadmap. The increasing digitisation of business processes requires businesses to be more transparent about how data is used and how data stream security is ensured. Due to the new data protection regulation of the European Union that comes into force in 2018, this topic will also become more important in Switzerland. For example, energy consumption data, which allow conclusions about the behaviour of property users, must be treated with increased sensitivity. Besides new business models, digitisation can also lead to more efficient business processes and create new job descriptions. The panel members recommend the proactive addressing of potential concerns among employees as well as tenants and property users, and visualise the created benefits.

### **Concluding remarks**

The panel members would like to thank for the transparent process and the constructive dialogue. They are curious to see how the Swiss Prime Site will develop the core topics of the sustainability roadmap over the next few years and operationalise them throughout the entire company. On that note, the panel looks forward to continuing the dialogue.

### **Addendum**

A panel member noted that employee representatives and, for example, tenant representatives should also be involved in the future dialogue.