

ENVIRONMENTAL POLICY

PHILOSOPHY AND VALUES

Gateway Real Estate AG combines its economic activities with a commitment to protect and care for the natural foundations of life, to promote sustainable development and to anchor environmental protection as a matter of course in the thoughts and actions of its employees and stakeholders.

Gateway Real Estate AG is committed to continuous improvement in environmental protection in connection with its activities, sets targets for this and regularly evaluates what has been achieved. In doing so, potential undesirable environmental effects of the products and services are also taken into account in particular.

Against this background, Gateway Real Estate AG bases its economic activities and its sustainability objectives on the Charter for Sustainable Development of the International Chamber of Commerce (ICC). Gateway Real Estate AG thus places eight principles at the centre of its sustainability efforts and, above all, of its environmental management.

- Sustainable development as a business priority
- Inclusive economic growth and development
- Environmental responsibility and management
- Responsibility towards people and societies
- Products and services
- Value chain approach
- Transparency, communications and reporting
- Collaboration and partnerships for continuous improvement

To reduce negative environmental impacts, Gateway Real Estate AG gives preference to the most environmentally compatible materials and products in terms of production, use and disposal. The company uses energy, water, other natural resources and land sparingly and in an environmentally friendly manner. Waste is avoided and unavoidable waste is recycled or disposed of in an environmentally friendly manner. Gateway Real Estate AG involves its business partners and other stakeholders in its environmental protection activities to the extent possible.

In accordance with the precautionary or avoidance principle, Gateway Real Estate AG designs corporate measures and processes in such a way that nature is treated with care and environmental hazards and environmentally damaging behaviour are avoided. Gateway Real Estate AG prevents developments that could lead to environmental pollution in the future and endanger the existence of future generations. Gateway Real Estate AG has formulated requirements for the environmental management system for this purpose.

- Preservation of the efficiency of nature
- Preservation of the diversity of landscape, fauna and flora (biodiversity)
- Safeguarding the health and well-being of people
- Avoiding damage to cultural and economic assets
- Ensuring the progress of civilisation and economic productivity

ENVIRONMENTAL MANAGEMENT

Gateway Real Estate AG's environmental management links the company's environmental policy with the legal requirements and derives the corresponding tasks for structures and processes in the company from this. With its environmental management system, Gateway Real Estate AG transfers these tasks into the operative business.

- The environmental assessment, in conjunction with the environmental philosophy and the individual environmental requirements, results in the expectations for real estate planning.
- Real estate planning formulates the appropriate measures and procedures for implementing the environmental requirements – including the necessary training.
- Ongoing monitoring by means of environmental reviews and/or audits provides information on necessary and appropriate corrections for real estate planning.
- Gateway Real Estate AG will provide detailed information on these adjustments and the final environmental performance from the 2021 reporting period onwards.

The Board of Gateway Real Estate AG is responsible for the sustainability performance of Gateway Real Estate AG. All regulations and work processes of the environmental management system have been discussed and approved with the Board of Gateway Real Estate AG. The Board of Directors reviews the application and results in accordance with the rules.

ENVIRONMENTAL PERFORMANCE

The core business of Gateway Real Estate AG is sustainable, environmentally friendly construction. Gateway Real Estate AG relies on renewable materials and high energy efficiency in construction. Gateway Real Estate AG's approach to sustainability emphasises efficient timber construction, low greenhouse gas emissions and low levels of waste generated.

In addition, the company focuses on digitalisation and innovation, firstly to reduce energy demand, greenhouse gas emissions and material requirements, secondly to install the most sustainable technology currently available and thirdly to increase the socio-economic factors/utility values of the buildings and related services.

In this sense, Gateway Real Estate AG always prepares eco-analyses of the building projects over the entire useful life of a property. With this approach, Gateway Real Estate AG records all relevant factors in the life cycle of buildings and can thus systematically identify optimisation potential from an environmental perspective as well.

As a result, Gateway Real Estate AG is able to construct buildings that are far more efficient than average in accordance with the requirements of the Kreditanstalt für Wiederaufbau (KfW): the efficiency houses of the KfW type classes 40 or 40 Plus or 40 EE/NE with a very low primary energy requirement and greenhouse gas emissions in operation are standard at Gateway Real Estate AG.

The choice of materials used for this ensures sustainable creation and a significant improvement in the circular economy. The digitalisation of the properties and the comprehensive integration into the urban environment together with the optimisation of the connected infrastructure further reduce energy demand, greenhouse gas emissions and resource requirements.

ENVIRONMENTAL AWARENESS

With its buildings and their construction methods, Gateway Real Estate AG wants to sensitise its customers and business partners to greater environmental awareness in the real estate sector. In addition, Gateway Real Estate AG has integrated a company suggestion scheme into its environmental management system, which motivates suggestions for improving the company's sustainability performance and provides for corresponding rewards.

RESOURCES AND ENERGY EFFICIENCY

Gateway Real Estate AG pursues the goal of using as few materials as possible without compromising on the scope or quality of the project. Every improvement in efficiency also leads to a minimisation of (construction) waste.

Gateway Real Estate AG pays special attention to the consumption of energy; four principles of action are followed here.

- Using energy as sparingly as possible leads to lower consumption.
- Increasing energy efficiency leads to a relative minimisation of energy use.
- The use of electricity and heat generation systems with higher efficiency also leads to a relative reduction in energy consumption.
- Replacing fossil fuels with renewable energies leads to the conservation of natural resources and causes almost no greenhouse gas emissions.

Gateway Real Estate AG already uses entirely “green electricity” for its offices. The gradual conversion of electricity procurement from renewable sources is part of Gateway Real Estate AG's environmental objectives.

EMISSIONS AND WASTE MANAGEMENT

Gateway Real Estate AG continuously reduces greenhouse gas emissions generated by the company through four programmes.

- Systematic reduction of energy demand/associated emissions
- Continuous optimisation of the energy mix (higher share of renewable energies)
- Targeted selection of primary products also on the basis of their energy intensity
- Basically energy-saving/low-emission real estate concepts

Gateway Real Estate AG already takes care to minimise the generation of waste during the planning phase. If, contrary to all planning, hazardous waste is produced on the construction sites commissioned by Gateway Real Estate AG, then only in extremely small quantities. Remaining materials will either be recycled or thermally utilised or disposed of in another environmentally friendly manner.

Proper disposal of any kind of waste by certified companies is mandatory. Compliance with the relevant legal regulations is a matter of course. Soil contamination is avoided through mandatory requirements for contractors carrying out construction work.

MONITORING AND STAKEHOLDER ENGAGEMENT

For business reasons alone, Gateway Real Estate AG continuously monitors its environmental performance and optimises its sustainability approach in line with the environmental management system.

All construction projects are constantly monitored and documented from a sustainability perspective. Construction projects are externally audited and certified from an environmental point of view after completion of the construction work.

The Management Board and Supervisory Board of Gateway Real Estate AG intensively follow these processes, for which suggestions and wishes of the stakeholders are included.

In accordance with the principle of cooperation, Gateway Real Estate AG involves its business partners as well as governmental and social forces (citizens, trade unions, churches, environmental organisations, science and business representatives) in the realisation of environmental policy goals within the scope of legal possibilities and in an appropriate form.

REPORTING

Gateway Real Estate AG will present a dedicated sustainability report for the first time in 2022 for the 2021 financial year, which will then be based on the standards of the Global Reporting Initiative (GRI), also taking into account industry-specific aspects of the European Public Real Estate Association (EPRA). The requirements of the EU taxonomy applicable at the time of publication will also be taken into account.

ENVIRONMENTAL OBJECTIVES

Gateway Real Estate AG plans to go beyond its existing efforts to initiate a series of environmentally relevant developments that will lead to a further and significant improvement in environmental performance by 2045.

- Increasing energy efficiency
(use of primary energy in relation to construction volume)
- Increasing material efficiency
(use of materials and intermediate products in relation to construction volume)
- Reduction of greenhouse gas emissions at least in relative terms and, if possible, also in absolute terms
- Increasing the share of renewable energies in final energy consumption
- Reduction of the material and product transport intensity

Gateway Real Estate AG will define and publish concrete target values and corresponding control parameters for these objectives in the course of 2022.