

Sustain- ability

report

21/22



Growing with foresight

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GRI 102-1, 102-2, 102-6

HAMBORNER REIT AG boasts many years of experience on the real estate and capital markets, as well as a lean and transparent corporate structure. But we are not resting on the laurels of this experience: while conducting our business activities, we never neglect our social and environmental responsibility. We focus on specific fields of action that we regard to be essential and consider in depth our strategic decisions and measures. We are actively keeping step with the transformation process of our industry and maintaining a steadfast approach, thus securing the performance capability and future viability of our company.

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Foreword by the Management Board

DEAR READERS,

GRI 102-10, 102-11, 102-14, 102-15, 102-29, 102-30, 102-31

The importance of observing specific sustainability criteria during the realisation of our business model is becoming increasingly clear with each passing day. The development of systematic sustainability management began early at HAMBORNER REIT AG. In recent years, we have been addressing ever more intensely the issues arising from the ecological and social impacts of our economic activities and the resulting challenges. Our determined pursuit of this path is proving beneficial to us today. We have built up in-house expertise at all levels and in all relevant divisions of the company and invested in measures that we have judged to be prudent.

Nevertheless, we still find ourselves at the beginning of our journey, even though we are already making our contribution to shaping the transformation towards a sustainability-oriented real estate industry. We continue striving to align our actions and decisions with new criteria. Known factors such as returns and risks are supplemented by another factor: sustainability. And as vague as this term may seem at first glance, it becomes all the more tangible when we relate it to the decision-making factors we have learned: if we ignore sustainability, risks will inevitably arise for the ongoing development of the company. While inclusion of sustainability in the planning of our primary fields of action initially gives rise to additional challenges, it ultimately represents an essential prerequisite for the future viability of our business model. >



NICLAS KAROFF
Chief Executive Officer of
HAMBORNER REIT AG



HANS RICHARD SCHMITZ
Member of the Board of
HAMBORNER REIT AG



SARAH VERHEYEN
Member of the Board of
HAMBORNER REIT AG

> In the past reporting period, we set for ourselves new or adjusted sustainability targets based on the areas of action defined as essential in 2020 and at the same time significantly advanced the expansion of our sustainability management. One important step, which was in fact planned in 2021, was the creation of a staff position for sustainability management. We were able to successfully fill this position a few months ago. Furthermore, we have launched a thorough and critical selection process for new instruments and management systems, including a software-supported data management system for the systematic collection and analysis of quantitative and qualitative sustainability data.

GRI 305-5

At present, we are continuing to focus our sustainability strategy and management on the environmental impact of our core business, above all on minimising the CO₂ emissions associated with the operation of our properties. In compliance with our strategic sustainability programme, which was established in 2020, we have this year conducted an energy assessment and CO₂ audit along our entire portfolio, which was supported by third-party, independent experts. Based on the findings, we will make decisions for the short and medium term and invest in appropriate measures to reduce further the carbon footprint of our present portfolio. In addition, we will use the results of the CO₂ audit as a framework for promptly formulating a climate strategy with specific CO₂ reduction targets, which we will use for the alignment of our future portfolio strategy.

GRI 102-8

Besides the ecological impact of our business activities, the social dimension of sustainability is decisive for us at many points, especially with regard to our employees. In addition to the targeted expansion of our vocational training and professional development activities, we have concentrated on the further development of our health management in recent months. As part of these efforts, we offer our employees flexible working models and an attractive working environment, devoting particular attention to the principles of equal opportunity and diversity.

GRI 102-21, 102-43, 102-44

Our success is also increasingly defined by our collaboration with external stakeholders, especially when dealing with sustainability challenges. In response, we have continued to pursue without hesitation our stakeholder engagement programme. Its elements include communication and cooperation with external stakeholders (first and foremost our tenants), with whom we have in recent months maintained an ongoing dialogue on topics such as the transmission and digitalised recording of consumption data, "green" lease regulations and joint activities for optimising the ecological footprint of the properties in use. Close cooperation with internal stakeholders, in particular the regular communications with the HAMBORNER REIT AG Supervisory Board, also represent important success factors for the realisation of our sustainability strategy.

This report is yet another indication of the growing importance of sustainability in our company. In providing comprehensive information about our activities in sustainability management, the results of our environmental and CO₂ audit, our profile as a sustainable employer and the continuing realisation of our strategy, we meet both our own transparency requirements and those of our stakeholders, actions that ensure their trust in the company.

We hope your reading of this material will be enlightening in the same vein.



Niclas Karoff



Hans Richard Schmitz



Sarah Verheyen

Foreword by the Supervisory Board

DEAR SIR OR MADAM,

GRI 102-15, 102-20, 102-22, 102-23, 102-24, 102-25, 102-26, 102-27, 102-29, 102-31, 102-32, 102-33

The HAMBORNER REIT AG Supervisory Board has advised the Management Board on the management of the company in the 2021 reporting cycle and in the current year 2022 and continuously monitored its business management. During the performance of its responsibilities, the Supervisory Board received written and oral information regarding all significant corporate activities.

Within the scope of this close cooperation, the topic of sustainability continues to grow in importance. Both the current sustainability strategy and its operational implementation and integration into the overall strategy of the company have been the subject of numerous discussions among our members in the recent past.

Assuring the competence of the advice to the company and the proper performance of supervisory duties in this area requires the essential step of an expansion of the Supervisory Board's areas of responsibilities and the development of the necessary expertise within the Board. Recognition of this necessity has led to the establishment of an ESG Committee during the current fiscal year, which examines key sustainability issues within the Supervisory Board. The committee has three members and will meet at regular intervals in future.

In addition to the establishment of the committee, the focus of our sustainability-related committee work in the past reporting cycle was on various topics. Among these was the achievement status of the

pertinent targets of the Management Board, especially regarding progress in establishing an energy and CO₂ audit along the entire portfolio. Furthermore, the appointment of Ms Sarah Verheyen as of 1 October 2022 completed the succession planning for the Management Board before the target deadline, and a landmark decision was made for the future of the company and for more diversity at Management Board level.

Other topics that will be on the agenda of the full Supervisory Board and the ESG Committee in the near future include the renewed conduct of a materiality analysis and the concomitant review of key sustainability topics and fields of action. Furthermore, the Supervisory Board will support the next step of a formulation of a long-term decarbonisation strategy and continue its close interaction with the Management Board in this respect. From the governance perspective, the integration of ESG criteria into the company's risk management system and further improvement in transparency and reporting standards — especially concerning social sustainability aspects — will be additional points on the agenda.

This report provides a compact overview of HAMBORNER REIT AG's ongoing progress in the area of sustainability management and evidence of its heightened consideration of ecological and social compatibility within the framework of its business model.

The Supervisory Board expressly supports the path taken by the Management Board and regards this journey to be an essential and integral part of the future corporate strategy.



DR. ANDREAS MATTNER
Chairman of the Supervisory Board of
HAMBORNER REIT AG

A handwritten signature in blue ink, appearing to read 'A. Mattner'.

Dr. Andreas Mattner

About this report

GRI 102-45, 102-48, 102-49, 102-50, 102-51, 102-52, 102-53,
102-54, 102-56

This document is the tenth **sustainability report** to be issued by HAMBORNER REIT AG. The standard for transparent reporting on the topic of sustainability is steadily rising. We take the transparency requirements of our stakeholders seriously and view the reporting as an integral part of our overall sustainability management.

This 2021/2022 report provides facts and figures for the period 1 January to 31 December 2021 and comparative figures to previous reporting cycles (publication date of the previous year's report: September 2021). It contains additional information on the development and realisation of our sustainability strategy up to the editorial deadline in October 2022. The HAMBORNER REIT AG sustainability reports are published annually and provide non-financial information that is supplementary to the related **annual reports**, which we usually publish in the first quarter of every calendar year. Related references to the current annual report can be found in this document.

We maintain records of sustainability indicators throughout our entire business model. For one, we determine separate key figures for our administration that take into account all business activities such as the use of the vehicle fleet or travel activities at our company headquarters. For another, we report separate key figures for our real estate portfolio. The collection and evaluation of environmental indicators and consumption data and the reliable audit of CO₂e emissions for our real estate portfolio continue to present a special challenge. To ensure that the documentation of these data is as complete as possible, we continuously optimise our collection Methodology (cf. p. 12, *Data management*). What is more, while we report absolute key figures for the past fiscal year, we also provide series of figures

about the portfolio on a like-for-like basis, i.e. on properties that the company owned for the entire year in both 2021 and 2020. Properties acquired or sold during the reporting period are not included in these statistics, securing comparability by restricting the data series to exactly the same portfolio.

In preparing this report, we have again followed the internationally recognised Sustainability Reporting Standards of the Global Reporting Initiative (GRI). This report has been prepared in accordance with the GRI Standards: Option "Core". Nevertheless, we offer to the reader within the scope of our report sustainability information that clearly exceeds the minimum requirements of the aforementioned GRI option, even today satisfying a major part of the requirements of the revised GRI standards entering into effect from the 2022 reporting cycle (publication year 2023). This is the case (for example) of various governance topics that are presented in more detailed form in this document in comparison with the reports of previous years.

As in previous years, further reference points for our sustainability management and external reporting were the Sustainability Best Practices Recommendations (SBPR) of the European Public Real Estate Association (EPRA), the Practical Guide for Effective Social Action in the German Real Estate Industry of the German Property Federation (ZIA), the German Corporate Governance Code (DCGK) and the recommendations of the Institute for Corporate Governance of the German Real Estate Industry (ICG). Moreover, in the current report we again refer to three selected Sustainable Development Goals (SDGs) of the United Nations that HAMBORNER REIT AG considers essential in the context of its business activities.

We made use of the professional support of an independent consulting firm during the preparation of this report. No further external audit was conducted. The report is published in German and English and is available exclusively as a PDF version on the company's website at www.hamborner.de. Wherever content refers to groups of people and only the generic masculine form has been chosen, this is solely for better readability, but it addresses members of all genders. In addition, we use the acronym "ESG" in this report occasionally and in appropriate contexts, as it has become increasingly well established in the industry and among financial market participants over the past years. Fundamentally, however, we do not interpret "ESG" as a synonym for the broader concept of "sustainability", which is nevertheless defined especially specifically in our management structures.

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Governance & compliance

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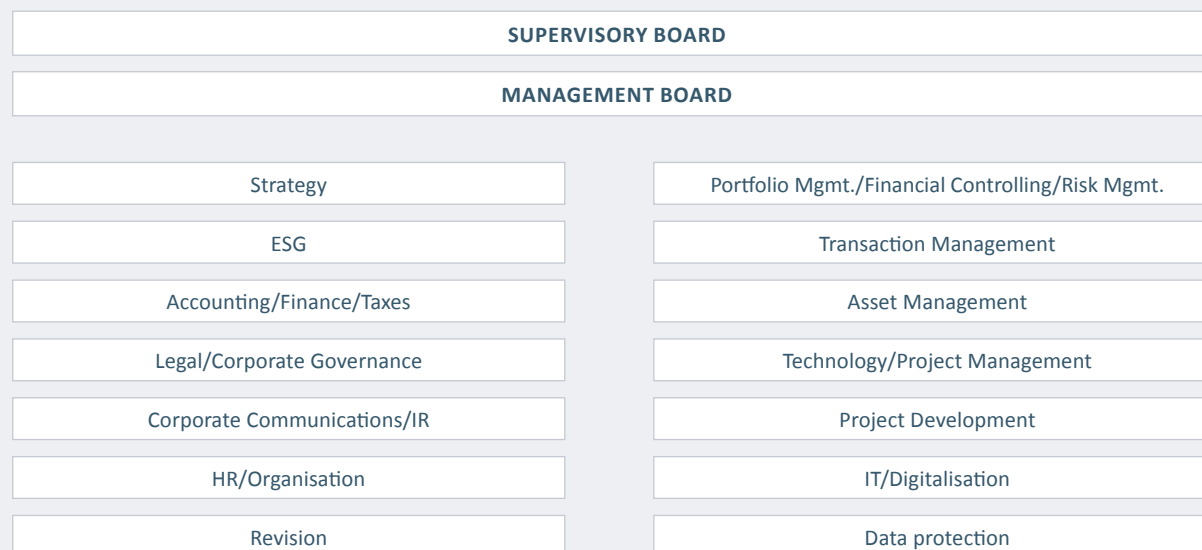
Corporate governance

GRI GRI 102-16, 102-18, 102-20, 102-22, 102-30

At HAMBORNER REIT AG, corporate governance stands for strict principles and a clear regulatory structure in the management and supervision of the company. In addition to the implementation and monitoring of guidelines, laws and rules of conduct, our corporate governance system includes transparent decision-making processes within the company.

In our view, good corporate governance is not limited strictly to accountability relating to organisational structure and compliance management; it also includes vigilance on the part of the company's management and supervisory bodies with regard to new opportunities and risks for the business model arising in conjunction with ESG criteria. To this extent, we are not content with existing governance structures and mechanisms, but instead constantly evolve them; we are also actively involved in furthering this process in our industry, as exemplified by our collaboration with the Institute for Corporate Governance in the German Real Estate Industry. >

MANAGEMENT STRUCTURE OF HAMBORNER REIT AG*




* Reporting date: 1 October 2022

Compliance

> What is more, we comply with the requirements and recommendations of the Government Commission on the German Corporate Governance Code (DCGK), whereby the Management Board and Supervisory Board review every amendment and modification of the Code and the impact of related requirements prior to the adoption of the Declaration of Conformity. We have also reconciled the new version of the DCGK (published in June 2022) with our governance structure and practice. As we did so, we were able to determine that the newly highlighted recommendations for dealing with sustainability criteria had already been implemented by the HAMBORNER REIT AG corporate management. They include the identification of social and environmental factors with the associated risks and opportunities and the assessment of external environmental and social impacts from our business activities.

Due consideration of people and resources represents the foundation of a value system that lends permanence to HAMBORNER REIT AG's commercial success. Effective corporate governance structures are for us an important means to secure our competitiveness long term, and they give us the confidence that we will master any future challenges on the real estate, capital and labour markets.

In short, the corporate management at HAMBORNER REIT AG is not restricted to ensuring the implementation and supervision of guidelines, laws and rules of conduct; it also generates a common understanding of the values of openness and integrity. We rely on clear communication and management structures with flat hierarchies.

Further information about the corporate governance structures, the composition and working methods of the Management Board and Supervisory Board and corporate governance practices can be found in the **corporate governance statement**. 

GRI 102-11, 419-1

Compliance with statutory provisions and regulations is a matter of course for all employees at HAMBORNER REIT AG. Compliance with laws and regulations in daily working life is also systematically ensured by a compliance programme that includes the following aspects and mechanisms:

Compliance management system (CMS)

GRI 205-2, 307-1, 102-30, 406-1

The revision and expansion of our CMS never end. Compliance-relevant topics and anti-discrimination and anti-corruption mechanisms are discussed with the involvement of the business departments, and appropriate measures are prepared. As it is a component of operational risk management, the company's in-house compliance systems and the related organisational structures and processes are subject to regular monitoring to ensure the identification of potential risks and the initiation of preventive measures at an early point. The Management Board informs the Supervisory Board about major compliance measures as part of its regular reports.

Preventive measures

GRI 102-11, 205-2, 404-2

We have taken appropriate prevention measures to safeguard against non-compliance risks. All industry-specific and relevant cross-industry regulations and laws are taken into account and summarised in a comprehensive compliance directive to which all employees, including the Management Board, are subject. Furthermore, regular staff training on compliance topics and legal changes is one of the standard elements of our training curriculum. Our activities in this regard ensure that compliance with regulations and laws is securely anchored in the everyday work of our employees.

Whistleblower system

GRI 205-3, 307-1, 419-1

An electronic whistleblowing system was implemented at HAMBORNER REIT AG back in 2017. This reporting system can be used by the company's own employees or even by third parties to report potential violations of compliance rules or any legal misconduct within the company's sphere of influence unbureaucratically and anonymously to an external ombudsman. No compliance violations have been reported at HAMBORNER REIT AG since the introduction of the whistleblower system, including the reporting year 2021. Dealing with non-compliance cases is consequently not a critical issue for HAMBORNER REIT AG.

Monitoring and sanctions

The response to potential compliance violations is the responsibility of the Management Board and requires a full investigation and complete clarification, if necessary with the involvement of the external ombudsperson. Depending on the severity of the potential violation and the damage caused to the company, disciplinary actions that are clearly regulated in the company's compliance policy and simultaneously take into account the specific legal situation are taken

Risk management

GRI 102-11, 102-15, 102-30

The inclusion of ESG criteria has become an integral part of our due diligence and risk management processes. Taking advantage of the professional support of outside consultants, we examine and evaluate potential risks arising from energy consumption and generated CO₂e emissions along our portfolio (*cf. p. 28, Asset portfolio*). The same is true of potential physical risks due to climate changes and extreme weather events that may threaten our assets. We began an assessment in this sense of every single asset in the portfolio in 2022 (*see p. 46, Climate risk assessment*). The results of these processes and analyses will be included in our regular risk reporting in the future.

Data protection & IT security

GRI 402-2, 418-1

The legally compliant and responsible handling of the data of our tenants, business partners and employees is of fundamental importance to our business model (*see p. 12, Data management*). Accordingly, the Management Board bears responsibility for these issues as well; furthermore, the Board is supported by a data protection officer appointed specifically for this area who has reported directly to the Management Board since 2011 and is involved in all data processing procedures. The data protection officer advises and supports all company divisions in the integration of data protection requirements in everyday work and is available as a contact for internal and external stakeholders in the event of complaints or indications of possible data protection violations.

As we aspire to guarantee at all times the protection of personal and company-related data as the level of digitalisation of our business processes rises, we assign an especially high priority to the topic of IT security. This led to our appointment of an IT security officer as of 1 January 2022. This specially trained and certified employee continuously reviews the IT security standards, adapts them to the dynamically developing framework conditions and, if necessary, takes appropriate technical and organisational measures to limit potential IT risks effectively.

We have established a training programme aimed at preventing risks of this nature in 2022; all employees, including the members of the Management Board, are obligated to participate in a comprehensive training course covering the major security-relevant IT topics.

We also take extensive security precautions at the system level. Only recently, we engaged an external expert to support us in our first-ever conduct of a so-called penetration test, including a simulated cyber-attack on our IT infrastructure. We will repeat these reviews of our safety standards on an annual basis in the future.

In supplement to the present data protection directive, we will soon be adopting a similar internal IT security directive that will document the current regulations and ensure long-term, orderly IT operations.

Thanks to the observance of our high data protection and IT security standards, no breaches of data protection regulations or data losses or relevant IT security incidents were identified in the 2021 reporting cycle.

Alliance for Cyber Security

GRI 102-12, 102-13, 418-1

We have been a member of the Alliance for Cyber Security in Germany since the spring of 2021 and, together with experts from other companies and organisations, are pursuing the goal of structuring and further strengthening IT security in Germany and ultimately in our company.

ALLIANCE FOR CYBER SECURITY

The Alliance for Cyber Security is an initiative of the Federal Office for Information Security (BSI) founded in 2012. It offers to companies, associations, government authorities and organisations a cooperative platform through which information on current threat situations and practical cybersecurity measures can be shared. Members benefit from the expertise of the many committed partners and from the opportunity to improve significantly the protection of their own IT infrastructure.

 www.allianz-fuer-cybersicherheit.de



Strategy & management

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Sustainability strategy

GRI 102-15

The fundamental principles of HAMBORNER REIT AG's strategic orientation remain unchanged: on behalf of our shareholders, we pursue added-value growth through the continued optimisation and yield-oriented expansion of our property portfolio. Our strategy has for years been devoting growing attention to aspects of sustainability, which are essential for the future success of our business model, alongside the classic factors such as risk and returns. The organisational expansion of our sustainability management ensures that the ESG challenges identified in recent years are tracked systematically.

Our strategic approach to ESG challenges has proven its value: we have already partially or fully achieved a number of the goals set forth in our operational sustainability programme (*see p. 20, Strategic sustainability programme*). And yet we still see ourselves at the beginning of a journey, and further pursuing this path will dictate regular testing of our sustainability strategy with its related measures and

the ongoing search for optimisation opportunities that will ultimately enable us to use our resources in sustainability management in orientation towards our defined targets.

GRI 303-1, 303-5, 305-1, 305-2, 305-4, 305-5, 306-3

As part of the review of our strategy, new key issues regularly come to our attention or existing ones are prioritised differently (*see p. 18, Major fields of action*). The latter is true above all of the field of action "Environmental management and climate protection" — concerning in this specific case the topics of energy consumption and CO₂e emissions. As announced in last year's report, we have been working on the development of a comprehensive and well-founded climate strategy in the current reporting cycle, one that meets nationally and internationally recognised standards and is aimed at securing the performance and sustainability of our business model in the long term. Within this context, we have systematised the recording and analysis of tenant and landlord energy and water consumption and waste generation during the reporting period and, for the first time, have drawn up a comprehensive carbon footprint covering the past three years for the properties in our portfolio. (*cf. p. 28, Asset portfolio, and p. 12, Data management*). We have been able to use the experience and findings from the CO₂e audit project carried out

at our administrative headquarters in 2021. Our short-term goal is now to evaluate systematically the audit data, to derive potential cross-portfolio measures or alternative courses of action and to create a reliable decision-making basis for the formulation of a decarbonisation strategy.

Energy consumption and CO₂e emissions within our real estate portfolio will significantly impact our future strategic planning. However, the collection itself of reliable data serves merely as the basis for a successful strategy. The findings generate a number of decisive questions. At what point are energy optimisation measures necessary and how will they be financed? Do the new strategic goals require changes within the portfolio? What distribution between tenants and landlords of the costs incurred for the measures will be justifiable and feasible in the future? To what extent will there be changes in the requirements that must be taken into account during the valuation of potential new properties to ensure they align with our future portfolio strategy?

GRI 103-1

In addition to these current issues and the related tasks, the sustainability topics classified as material in the previous year's cycle at >

> HAMBORNER REIT AG remain on the agenda (*cf. page 20, Strategic sustainability programme*). Even beyond the maintenance and ongoing optimisation of our consistently high corporate governance standards and the fulfilment of our transparency obligations concerning various sustainability topics required in this sense, we as a responsible employer continue to focus on the development of our employees, the optimisation of our real estate portfolio and the expansion of our environmental management (*cf. p. 18, Materiality analysis*). At the same time, we are tirelessly working on the optimisation and digitalisation of our sustainability-related work processes. We are realising all of these measures with the intention of continuously raising the efficiency of our sustainability management.

Sustainability management

GRI 102-10, 102-20, 102-30, 102-33, 103-2, 103-3

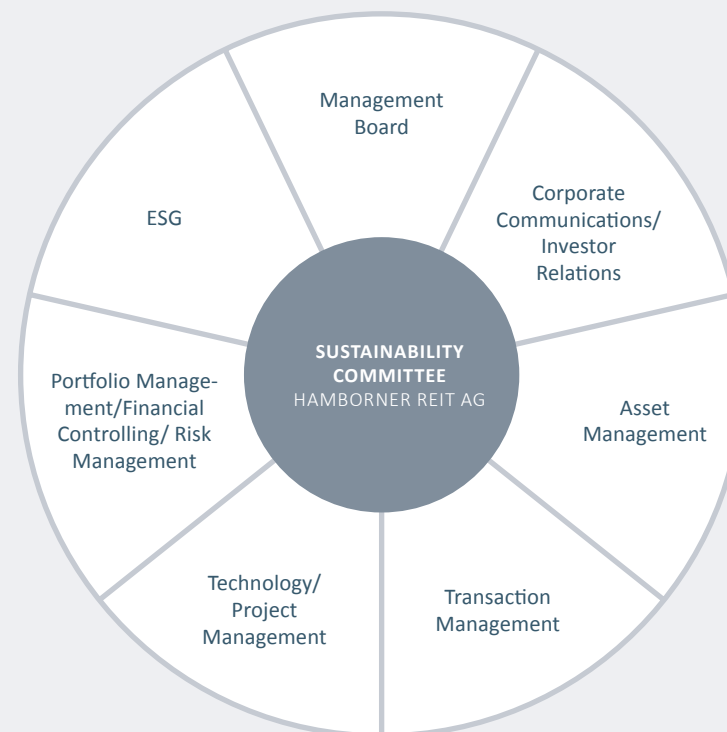
Sustainability management at HAMBORNER REIT AG was also expanded in the past reporting cycle with the aim of achieving specific targets. Activities included the adaptation of the organisational structures and the establishment of an ESG committee at the Supervisory Board level in 2022. The committee will advise the Management Board and the company on key sustainability issues in the future and be concerned in particular with the integration of sustainability into the corporate strategy, the definition of sustainability goals, reporting, risk management and key organisational and process issues.

Another important step was the decision taken in 2021 to create a staff unit that is dedicated exclusively to sustainability-related topics, bundles the relevant competences within the company and assumes responsibility for interdisciplinary and cross-departmental sustainability projects. This position was successfully filled in mid-2022. >

SUSTAINABILITY COMMITTEE

The internal Sustainability Committee of HAMBORNER REIT AG, which was established in 2020, comprises the Management Board and the key officers of selected corporate divisions. The Sustainability Committee regularly addresses relevant environmental, social and governance issues and is responsible for the integration and strengthening of ESG criteria in the business

activities of HAMBORNER REIT AG. The committee is directly involved in strategy development and materiality processes and formulates specific topics and fields of action within the framework of sustainability management. Furthermore, the committee oversees the performance of company-wide sustainability activities.



> Moreover, we have expanded the number of sustainability officers in the specific corporate divisions as a means of optimising the management of internal departmental sustainability activities, the necessary data management and cross-departmental processes. In the course of this action, the interfaces necessary for reporting were created and internal reporting lines were adapted. Another important personnel step for our sustainability management is the appointment of our new Management Board member, Ms Sarah Verheyen, who will immediately join the Sustainability Committee when she takes up her duties on 1 October 2022.

As in the past, we consistently give our attention to the feasibility of the planned measures and to precise internal resource planning when establishing and expanding our sustainability management. As a fundamental principle, we strive to use our own resources wherever we have direct influence and effective levers for improving our

sustainability performance. This is the case, for example, for our environmental management at the administrative headquarters in Duisburg (*cf. p. 48, Environmental management and climate protection at administrative headquarters*) and for the data collection and development of measures in the HAMBORNER REIT AG HR department (*cf. p. 53, Sustainable employer*).

GRI 102-43

The successful operational realisation of our sustainability strategy is possible solely with the involvement of our external stakeholders and partners. We therefore continued the determined pursuit of our engagement programme in this respect in 2021 and were in regular communication with numerous stakeholders concerning developments in strategic sustainability management (*cf. p. 15, Stakeholder engagement programme*).

Data management

GRI 103-1, 103-2, 103-3

Sustainability management can be successfully realised solely if performance indicators are measurable, comparable and controllable. Functioning and reliable data management is an essential prerequisite for this, so we went through an intensive selection process for a suitable software-based data management system in 2022. The system is scheduled for installation in the next few months and will serve as the basis for the expansion and optimisation of internal and external reporting.

GRI 102-43, 302-1, 302-2, 302-4, 303-5, 305-1, 305-2, 305-4, 305-5, 306-3

We will transfer the previous environmental indicators for our administrative headquarters to the new software-based platform. Similar measures are planned for the consumption data of our real estate portfolio that were recorded within the framework of the CO₂e audit. The volume and density of data have grown significantly, especially since we have been successively converting the electricity and gas meters for the common areas of our portfolio to remote readings since 2020 and have in the meantime also made significant progress in retrieving consumption data from our tenants and the various utility companies.

During the conversion of the meters for the common areas, we began creating the technical prerequisites for digitalisation and remote reading of the tenants' electricity and gas meters, a step that will enable significantly more efficient data management for all parties involved. The conversion project was launched in autumn 2020, and in the meantime all electricity meters for common areas and some of the meters for recording heat consumption have been centralized by the use of digital measuring points. We have thus achieved the goal we set ourselves two years ago of replacing the electricity meters with remote-reading technology by the first quarter of 2022.

The optimisation and digitalisation of consumption data collection lay the groundwork for future CO₂e auditing and the realisation >



TIMO KAPPIUS, SUSTAINABILITY MANAGER

Since earning his degree, Timo Kappius has worked as an industrial engineer for energy and facility technology, focusing on energy efficiency and supply to real estate properties. He has been contributing his experience as a consultant for issues of energy efficiency with a leading accounting firm and from the project and energy management of a operator of commercial properties to the sustainability strategy at HAMBORNER REIT AG since August 2022. In his position as sustainability manager, he acts as the internal interface between data management, operational project management and determination of strategic targets.

> of our decarbonisation strategy, so they have been assigned a high priority. In addition to the information on electricity, heat and water consumption and waste generation collected for all of the properties in our portfolio, additional social and governance-related property data are being systematically collected during the introduction of the data management system, a step that will lead to a holistic analysis of the sustainability standards of our properties.

In future, all relevant data will be managed and evaluated centrally via the newly created staff unit for sustainability management and via our software-supported data management system, as well as in close coordination with an employee with primary responsibility in the financial controlling department. Interfaces to other IT systems such as the portfolio management system that is also being implemented are planned for the medium term. The latter will be particularly relevant in conjunction with the collection of consumption data, the monitoring of measures to optimise consumption and emissions and the automated creation of reports at property level.

Stakeholder management

GRI 102-37, 102-40, 102-42, 102-43, 103-2, 103-3

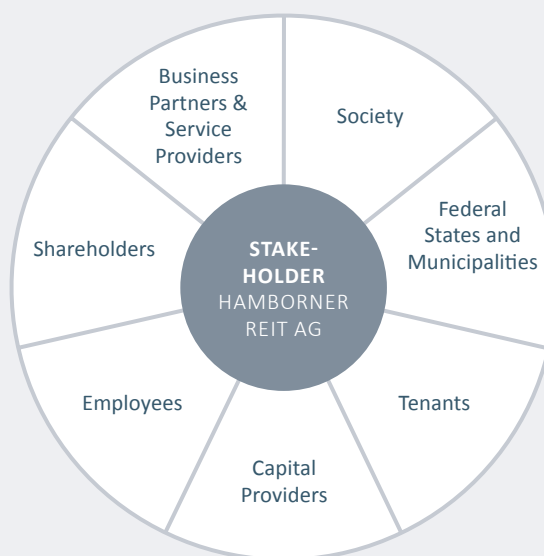
Our systematic stakeholder management continues to be an essential component of our sustainability management and can be successfully realised solely in cooperation with our external stakeholders. We continue to assess the demands of our relevant stakeholders and to use all appropriate communication channels as we work together to achieve sustainability goals.

In 2021 and 2022, we further intensified the interaction with our major stakeholders as part of our engagement programme. The initiative came from both sides. During the interaction, it became clear that the demands on sustainable processes, services and properties from various stakeholders have increased significantly and that the dialogue revolving around a necessary transformation is in the interest of all parties.

Ongoing, transparent and reliable capital market communication has traditionally been a high priority for us. Our investor relations activities provide regular information on the strategy, current business developments and future prospects of our company. We always strive in this respect to provide a comprehensive picture of our company, enable a fair company valuation and strengthen the confidence of our shareholders and third-party capital providers in the company.

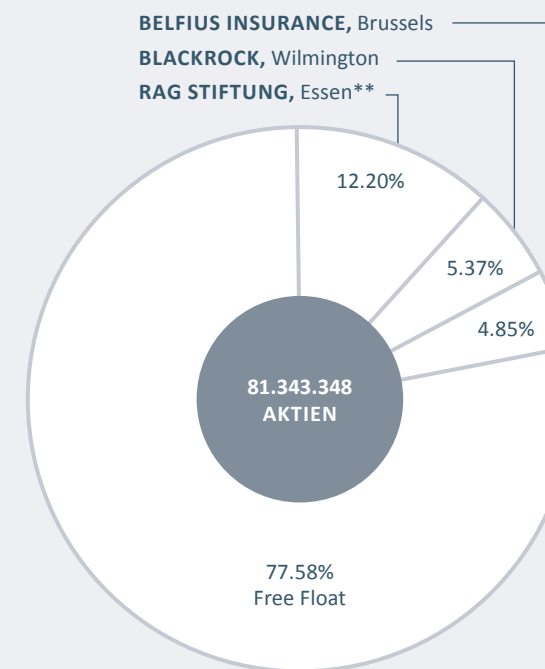
Sustainability-relevant aspects play an ever more substantial role in our communications with our shareholders. We recognise a clear tendency towards the rising interest in the inclusion of sustainability criteria in the decision-making processes of capital market participants. Our investor relations management will continue to satisfy these additional information expectations in the future and include relevant sustainability topics in the pertinent communication formats. >

STAKEHOLDERS OF HAMBORNER REIT AG



SHAREHOLDER STRUCTURE*

GRI 102-5



* As at 30 June 2022

** Of which 2.62% via RAG AG

> Our asset management and technical departments are in constant dialogue with our tenants, and sustainability issues have recently moved more and more to the forefront in the discussions. They have focused in particular on the sharing of property-related consumption data. In addition, social issues are joining the flow of communication with the users of the properties. They include aspects such as accommodation comfort, accessibility and family-friendly infrastructure.

Direct interaction with our tenants remains a success factor. Potential new tenants participate in a systematic “know-your-customer” process as part of the lease negotiations. Social, environmental and governance-related aspects are reviewed in addition to the usual factors of corporate structure, business model and creditworthiness. Lease negotiations also regularly touch on the subject of green lease clauses, which are now included in the majority of our leases.

Familiarity and trust are also traditional features of the dialogue with our employees at HAMBORNER REIT AG. There were multiple staff meetings and numerous one-on-one discussions in 2021 on topics such as vocational training and professional development, occupational health and safety and further flexibilisation of the working time model, in no small part a response to the challenging conditions related to the COVID-19 pandemic. Moreover, we were once again able to gain valuable insights within the framework of the annual employee survey that will aid us in enhancing HAMBORNER's attractiveness as an employer even further (*cf. p. 53. Sustainable employer*).

GRI 102-44

Following internal reviews, we develop strategic topics and organisational measures in response to the feedback from our stakeholders regarding various sustainability topics. They are further enriched with ideas and suggestions from within our own ranks, all of which are taken into account in the further development of sustainability management. For their part, employees are kept fully informed about the progress and work results of the internal Sustainability Committee.

We are joined by all internal stakeholders as we pursue our sustainability strategy in close collaboration with the pertinent external stakeholders. Concomitant with the materiality analysis planned for 2023, we will presumably conduct a stakeholder survey on the topics and goals identified in sustainability management and on potential further topics (*see p. 18, Materiality analysis*).

GRI 102-10, 308-1, 414-1

What is more, we plan to engage in more intensive communication with our partners along the length of our supply chains and to collaborate to ensure more sustainable processes as part of our added value. At this time, we will be guided by industry-specific standards and the requirements of the Supply Chain Due Diligence Act, even though the provisions of this recently enacted law do not apply to HAMBORNER.

GRI 102-16

We took yet another important step in stakeholder communications in 2021 with the development of codes of conduct for our employees and business partners. The codes were developed in cooperation with an external consulting firm and the works council and impose binding principles for conduct and decision-making on our employees and business partners. The documents are available for **downloading on our corporate website** [!\[\]\(111c5272ee3f91361f0d2e3665dd6ad0_img.jpg\)](#).

STAKEHOLDER ENGAGEMENT PROGRAMME

GRI 102-21, 102-40, 102-42, 102-43, 102-44, 413-1

As part of our systematic stakeholder management, we put our trust in constructive dialogue because we are convinced that key ESG issues and goals can be discussed and achieved solely through

mutual effort. We utilise a broad range of dialogue and communication formats and channels to ensure that we reach as many internal and external stakeholders as possible.

STAKEHOLDER ENGAGEMENT PROGRAMME AT A GLANCE

STAKEHOLDER GROUP	FIELDS OF ACTION AND MAJOR TOPICS 2021/2022	COMMUNICATION/DIALOGUE FORMAT
SHAREHOLDERS CAPITAL INVESTORS	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> • Sustainability strategy • Key data related to the environment • CO₂e audits • Decarbonisation strategy/targets <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> • Sustainability aspects relating to acquisition processes • Linking of sustainability strategy and manage-to-core approach • Future costs associated with ESG • Property certifications <p>Employee development</p> <ul style="list-style-type: none"> • Sustainable employer • Key data related to social issues • Diversity <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> • Integration of sustainability criteria into business model and company management • Risk management • Structure and work methods of the Management and Supervisory Boards • Remuneration system of the Management Board (especially ESG components) • Sustainability goals • Transparency standards <p>Other relevant subjects</p> <ul style="list-style-type: none"> • Green finance/ESG-based financing products 	<ul style="list-style-type: none"> • (Virtual) roadshows and investor conferences • Corporate governance roadshow of the chair/deputy chair of the Supervisory Board • Shareholder forums • Meetings with individual investors • Virtual general meeting • Talks and negotiations with banks • Annual and interim business reports • Sustainability report • Press releases/mailings, etc. • Press/telephone conferences • Press articles/interviews, etc. • Company website • Social media

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STAKEHOLDER ENGAGEMENT PROGRAMME AT A GLANCE

STAKEHOLDER GROUP	FIELDS OF ACTION AND MAJOR TOPICS 2021/2022	COMMUNICATION/DIALOGUE FORMAT
TENANTS	<p>Environmental management & climate protection</p> <ul style="list-style-type: none"> • CO₂e audits • Cooperation for the collection of consumption data <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> • Energy efficiency of the buildings • Energy/ancillary cost development and optimisation <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> • Lease/addenda negotiations • “Green leases” — sustainability clauses 	<ul style="list-style-type: none"> • Direct/personal dialogue between tenant contacts, asset managers and technical property managers • Property inspections/visits • Leases (“green leases”) • Sustainability report
EMPLOYEES	<p>WORKFORCE</p> <p>Environmental management & climate protection</p> <ul style="list-style-type: none"> • Continued development of the sustainability strategy • Raising awareness concerning environmental and climate protection • CO₂e audits <p>Portfolio quality & portfolio optimisation</p> <ul style="list-style-type: none"> • Portfolio analyses • Energy efficiency measures/potential savings • E-mobility <p>Employee development</p> <ul style="list-style-type: none"> • Flexible/mobile working models • Individual advanced training measures • Occupational safety and health management <p>Corporate governance & dialogue</p> <ul style="list-style-type: none"> • Code of conduct for employees • Compliance, data protection and IT security <p>Other relevant subjects</p> <ul style="list-style-type: none"> • Sustainability management: organisation and process optimisation • Digitalisation and data management • Establishment of the staff position Sustainability Management and onboarding of the new employee 	<ul style="list-style-type: none"> • Individual appraisal interviews • Staff events • Works meetings • Annual feedback meetings • Employee surveys • Departmental discussions • Employee training • Employee portal/HR software • Mailings • Annual and interim business reports • Sustainability report • Code of conduct for employees • Intranet • Social media

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STAKEHOLDER ENGAGEMENT PROGRAMME AT A GLANCE

STAKEHOLDER GROUP	FIELDS OF ACTION AND MAJOR TOPICS 2021/2022	COMMUNICATION/DIALOGUE FORMAT
EMPLOYEES	INTERNAL SUSTAINABILITY COMMITTEE <ul style="list-style-type: none"> Continued development of the sustainability strategy CO₂e audits and portfolio analyses Decarbonisation strategy Sustainability management: organisation and process optimisation Digitalisation Risk management Decisions and measures Measuring success Internal and external reporting 	<ul style="list-style-type: none"> Regular working meetings of the internal Sustainability Committee
BUSINESS PARTNERS & SERVICE PROVIDERS	Environmental management & climate protection <ul style="list-style-type: none"> Environmental and social criteria Personnel/material availability Portfolio quality & portfolio optimisation <ul style="list-style-type: none"> Contracts for performance of maintenance/modernisation/energy-efficiency measures Corporate governance & dialogue <ul style="list-style-type: none"> “Know Your Customer” reviews 	<ul style="list-style-type: none"> Contracts for work and services Code of conduct for suppliers Sustainability report
FEDERAL STATES & MUNICIPALITIES	Environmental management & climate protection <ul style="list-style-type: none"> Accessibility to public transport Portfolio quality & portfolio optimisation <ul style="list-style-type: none"> Integration of the properties into the urban and social environment Accessibility to transport Energy-efficiency measures Corporate governance & dialogue <ul style="list-style-type: none"> General regulatory conditions 	<ul style="list-style-type: none"> Written communication and personal dialogues with contacts at authorities Work with associations Involvement in local initiatives and interest groups Sustainability report
COMPANY	Environmental management & climate protection <ul style="list-style-type: none"> Ecological measures and regional commitment of the property portfolio holder Portfolio quality & portfolio optimisation <ul style="list-style-type: none"> Local supply Transport accessibility (public transport) E-mobility 	<ul style="list-style-type: none"> Support for social, political and corporate initiatives Association work Sustainability report

Materiality analysis

GRI 102-29, 102-44, 102-46, 102-47

Based on our progress and in view of the persistently dynamic general conditions, we once again critically reviewed our principal topic areas in 2021. The conclusions of the review prompted us to retain the fields of action in their essence, but we have modified the priorities of certain topics in some cases and are addressing the topic area of “environmental management and climate protection” especially closely.

In 2020, our internal Sustainability Committee, supported by independent external consultants, conducted an in-depth review of key sustainability issues. In conducting the materiality analysis, we strictly followed the principle of materiality in terms of both future operational measures and external reporting, which we regard as an integral part of our sustainability management. This materiality process resulted in a consolidation of the relevant topics and the identification of four principal fields of action (*see following chart*).

The focus on materiality is also in line with our principle of efficiently directing HAMBORNER REIT AG’s resources and commitment to those issues that we identify as having the greatest impact on the environment and society and as being the most effective levers for optimising our sustainability performance. In addition to examining key issues closely aligned with the business model, we always take into account the standards of our stakeholders.

GRI 305-5

The current political, industry and market-specific developments clearly indicate that the short-term development of a climate or decarbonisation strategy is of high importance for securing long-term the sustainability of our business model. In response, we systematically recorded all CO₂e emissions produced by the management of our property portfolio during the reporting period and prepared a fully comprehensive CO₂e audit of our property portfolio for the years

2019 to 2021 (*see table p. 38*). The next step is the utilisation of the results as the starting point for our development of a decarbonisation strategy and specific medium- and long-term CO₂e reduction targets.

In the field of action portfolio quality and optimisation, we will create a catalogue of measures at the overall, sub-portfolio and property levels based on the findings from the audit project and aimed at improving CO₂e and energy efficiency. We will simultaneously keep in mind social criteria such as building-specific safety standards, user and occupant comfort, public transport accessibility, e-mobility concepts and aspects of the municipal sustainability programmes at each site during the portfolio analysis.

Employee development maintains its focus on the topics of continuing education and training, diversity and equal opportunity, occupational safety, health management and ongoing enhancement of the attractiveness of HAMBORNER REIT AG as an employer.

In the area of “corporate governance and dialogue”, activities centre around the integration of sustainability criteria into the risk management system and expansion of the internal and external reporting standards.

We have also planned to conduct another materiality analysis with the involvement of the Supervisory Board’s recently established ESG Committee in the coming year and, depending on further progress and the prevailing framework conditions, will define new fields of action or prioritisation of selected topics as determined to be necessary.

MAJOR FIELDS OF ACTION IN SUSTAINABILITY MANAGEMENT



Management approaches

GRI 102-11, 103-1, 103-2, 103-3, 102-30

As part of our efforts to optimise the analysis and management of key sustainability issues, we regularly review potential management systems. Fundamental questions in this respect: Is the management system capable of meeting the challenges in the particular field of action, and can we use it to analyse and control efficiently the ecological and social impacts of our entrepreneurial actions?

The adaptation of existing systems can also represent an effective step in the direction of successful sustainability management. For example, we have tweaked our risk management system at various points and supplemented certain risk fields with additional considerations. Sustainability challenges can give rise to risks in various categories — for example, in the regulatory environment, in leasing and property transactions and in the category “environmental and climate risks”. The ongoing development of the risk management system with an eye on sustainability criteria is also part of our strategic sustainability programme.

Our risk management remains practice-oriented and takes into account the specific needs and the business model of HAMBORNER REIT AG. It complies with the statutory requirements and is part of a regular review that is carried out by an independent external audit firm at our request. The risk management and steering system is designed to contribute to the achievement of the various objectives.

It ranges from standardised investment calculations for single projects to integrated budget and medium-term planning. Monthly monitoring reports alert to any deviations from the budgets without any undue lag; target/as-is analyses serve the development of alternative courses of action.

Future plans are for the risk management system to cover the primary ESG fields of action as well, to become closely integrated into operational processes and to enable the timely identification of risks and the initiation of appropriate countermeasures. Plans are to carry over the proven system structure of our risk management of multiple levels to the ESG fields of action and to include detailed descriptions in the directive, which is revised at regular intervals.

Continuous risk reporting, lean organisational structures and transparent decision-making channels ensure that the Management Board is directly involved in all risk-relevant processes.

Other management systems such as our compliance management system (CMS) are also designed on the basis of our business model. The CMS is built on the pillars of prevention, education and response and is regularly adapted to current regulations and common market standards. Our whistleblower system is an essential component of the CMS that provides the tools for the clarification of potential

breaches of conduct and law in the company; it is also relevant for sustainability management. The system is certified according to the DIN EN ISO/IEC 27001:2017 standard and complies with the requirements of the General Data Protection Regulation (GDPR).

In our HR management, all relevant social and employee-related key figures are systematically recorded at defined intervals. Regular employee/feedback discussions, ongoing dialogue with the works council and annual employee surveys represent important fundamental aspects of our management approach to employee development.

GRI 102-49

We will continue the development of our internal and external reporting systems. In this respect, we intend to expand our set of key performance indicators in the short to medium term and to integrate successively more substantive sustainability-related key performance indicators into our controlling and management system. In addition to analysing and providing a decision-making basis for the optimisation of our own environmental performance, the tools will be used in the future to analyse those key indicators throughout our property portfolio that are relevant for the environment and to manage them operationally in the most cost-effective and resource-efficient way possible.

Strategic sustainability programme

GRI 103-1

Seeking to ensure the structured implementation of our sustainability activities and continuous documentation of our progress, we rigorously pursued our strategic sustainability programme in 2021. We regard this programme as a roadmap for the achievement of

our sustainability goals in the fields of action that are of material importance for us — the tasks and challenges that are directly related to our core business.

STRATEGIC SUSTAINABILITY PROGRAMME

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
ENVIRONMENTAL MANAGEMENT & CLIMATE PROTECTION					
CO ₂ e audits throughout the property portfolio	<ul style="list-style-type: none"> • Systematic collection and assessment of emission-relevant data and information • Extension of consumption data collection to include refrigerant losses • Full coverage of Scope 3 emissions (cost-based approach) 	By the end of 2022	—	100%	+80 percentage points
CO ₂ e audits at administrative headquarters	<ul style="list-style-type: none"> • Collection and assessment of climate-relevant data (Scope 1/2) • Identification of emission-relevant processes and consumption points in the upstream and downstream chain (Scope 3) • Creation of a catalogue of potential measures to optimise the CO₂e footprint • Compensation of CO₂e emissions by investing in certified climate protection projects 	Since 2021	—	100%	—
Development of decarbonisation strategy	<ul style="list-style-type: none"> • Formulation of medium- and long-term decarbonisation targets based on findings from CO₂e audits 	By the end of 2023	—	20%	+20 percentage points
Green electricity supply for common areas	<ul style="list-style-type: none"> • Supply of electricity to the common areas from renewable energy sources 	Since 2018	Supply rate	100%	—
Reduction of energy consumption and CO ₂ e emissions throughout the entire portfolio	<ul style="list-style-type: none"> • Measurement of consumption data throughout the entire portfolio • Implementation of new measurement tools • Modernisation and energy-efficiency measures 	From 2022	—	Ongoing	—

* Degree of target achievement partly based on internal company assessments

Continued on page 21

STRATEGIC SUSTAINABILITY PROGRAMME

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
PORTFOLIO QUALITY & PORTFOLIO OPTIMISATION					
Digitalisation of meter infrastructure	Conversion of metering point operation: <ul style="list-style-type: none"> Electronic connection of the electricity delivery points for which the property owner is responsible at complete property level Electronic connection of the gas delivery points for which the property owner is responsible at complete property level Successive installation of digital meters for future remotely recording of individual consumption by tenants 	By the end of 2022	Proportion of outfitted properties	100%	+20 percentage points
		By the end of 2023		55%	+55 percentage points
		By the end of 2025		0%	–
Emission-reduction measures	<ul style="list-style-type: none"> Optimisation of electricity supply (cooperation with tenants for the purchase of electricity from renewable energy sources) Optimisation of heating supply Reduction of the share of properties with oil heating Increased use of heat pumps Expansion of district heating supply 	From 2023	–	Ongoing	–
Energy-efficiency measures	<ul style="list-style-type: none"> Use of the findings from CO₂e audits or more extensive inspections of specific properties Derivation of a catalogue of measures Optimisation of lighting Further property-specific measures to increase energy efficiency (see overview of measures) 	From 2022	–	Ongoing	–
		From 2023			
ESG due diligence in property acquisition	<ul style="list-style-type: none"> Systematic review of ESG criteria during property acquisitions Ongoing optimisation of the criteria catalogue Review as expedient with the involvement of external consultants 	Since 2021	–	Ongoing	–
Technical optimisation	<ul style="list-style-type: none"> Modernisation measures for facility technology 	Since 2021	–	Ongoing	–

* Degree of target achievement partly based on internal company assessments

Continued on page 22

STRATEGIC SUSTAINABILITY PROGRAMME

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
EMPLOYEE DEVELOPMENT					
Development of programme for executives	<ul style="list-style-type: none"> Special professional development programme for executives 	By the end of 2023	–	0%	–
Employee satisfaction	<ul style="list-style-type: none"> Increase in the employee satisfaction rate to at least 85% 	By the end of 2023	–	100%	+4 percentage points
Establishment of a potential/talent development programme	<ul style="list-style-type: none"> Targeted competence promotion and creation of professional horizontal and vertical development perspectives 	By the end of 2023	–	0%	–
Expansion of health management and occupational safety measures	<ul style="list-style-type: none"> Promotion of preventive health protection measures Regular training on occupational safety and determined prevention of occupational accidents 	Since 2020	–	Ongoing	–
Flexibilisation of working models	<ul style="list-style-type: none"> Preparation of related agreements with the involvement of the works council 	Since 2020	–	Ongoing	–
Professional development measures	<ul style="list-style-type: none"> Increase in the average number of professional development hours to at least 30 hours per employee 	By the end of 2025	Number of PD hours per employee	74%	+17 percentage points
Promotion of diversity and equal opportunity	<ul style="list-style-type: none"> Increase in the gender quota on the Management Board in favour of female employees to 33.3% 	By the end of 2027	Gender quota	100%	+100 percentage points
	<ul style="list-style-type: none"> Increase in the gender quota at the second management level in favour of female employees to 28.6% 			0%	–

* Degree of target achievement partly based on internal company assessments

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STRATEGIC SUSTAINABILITY PROGRAMME

STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
CORPORATE GOVERNANCE & DIALOGUE					
Executing sustainable and ecological leases ("green leases")	<ul style="list-style-type: none"> • Active marketing of "green leases" • Taking account of this during the execution of new and follow-up leases or addenda • Regular revision of "green lease" clauses in accordance with current industry standards 	Since 2018	–	Ongoing	–
Expansion of sustainability management and strategic steering of sustainability performance	<ul style="list-style-type: none"> • Meetings of the internal Sustainability Committee • Regular materiality analyses and performance measurement • Examination of sustainability-related issues in cooperation with the ESG (since 2022) 	Since 2020	–	Ongoing	–
Further development of corporate governance structures	<ul style="list-style-type: none"> • Observance of the German Corporate Governance Code and regular issue of declarations of conformity 	Since 2020	–	Ongoing	–
Further development of risk management to include ESG risks	<ul style="list-style-type: none"> • Inclusion of appropriate criteria in the regular review of the risk management system 	Since 2021	–	Ongoing	–
Increase in attractiveness for ESG-oriented investors	<ul style="list-style-type: none"> • External reporting according to GRI and EPRA, etc. • Expansion of ongoing reporting to encompass relevant sustainability data 	Since 2020	–	Ongoing	–
Intensification of the dialogue between the Supervisory Board and investors	<ul style="list-style-type: none"> • Regular communication between the chair/deputy chair of the Supervisory Board and investors on Supervisory Board/sustainability-specific topics as part of regular corporate governance roadshows (every 2 years) 	Since 2020	–	Ongoing	–
Introduction of an ESG data management system	<ul style="list-style-type: none"> • Conduct of the tender process and system selection • Transfer of available consumption data from CO₂e audits • Inclusion of property-specific social and governance-related data • Expansion of the set of key performance indicators as a basis for future target definitions and use in internal and external reporting 	By the end of 2023	–	10%	+10 percentage points
Involvement of employees in the development and realisation of the sustainability strategy	<ul style="list-style-type: none"> • Workshops • Meetings of the internal Sustainability Committee 	Since 2020	–	Ongoing	–

* Degree of target achievement partly based on internal company assessments

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STRATEGIC SUSTAINABILITY PROGRAMME




STRATEGIC GOAL	MEASURES	TIME HORIZON	REFERENCE VALUE	DEGREE OF TARGET ACHIEVEMENT*	CHANGE OVER PREVIOUS YEAR
CORPORATE GOVERNANCE & DIALOGUE					
Optimisation of data management	<ul style="list-style-type: none"> Expansion of cooperation with tenants with regard to sustainability-relevant, property-specific data (especially consumption data) 	Since 2020	–	Ongoing	–
Optimisation of sustainability ratings	<ul style="list-style-type: none"> Intensification of the dialogue with rating agencies Continuous improvement in the rating results 	Since 2020	–	Ongoing	–
Participation in sustainability benchmarks	<ul style="list-style-type: none"> Regular participation in GRESB programme Regular review of other relevant benchmarking systems 	From 2023	–	Ongoing	–
Reporting in accordance with TCFD standards	<ul style="list-style-type: none"> First-time preparation of a TCFD report Conversion of the results of the climate risk assessment into a standardised, internationally recognised reporting format 	From 2023	–	0%	–
Review of supply chains (supply chain audit)	<ul style="list-style-type: none"> Systematic review of environmental, social and governance standards in upstream and downstream processes Development of corresponding criteria catalogues and review of selected service providers 	By the end of 2023	–	0%	–
Stakeholder survey	<ul style="list-style-type: none"> First-time conduct of a systematic stakeholder survey with a focus on selected current tenants Use of the findings during future materiality analysis 	By the end of 2023	–	0%	–
Systematic stakeholder management and intensification of stakeholder dialogue	<ul style="list-style-type: none"> Development and implementation of a stakeholder relations management approach and engagement programme Implementation of the dialogue formats 	Since 2020	–	Ongoing	–

* Degree of target achievement partly based on internal company assessments

GRI 102-12, 302-1, 305-5

We also support the Sustainable Development Goals formulated by the United Nations, although our direct influence on these global objectives is limited and is concentrated on the three goals and their sub-goals shown below.

SUSTAINABLE DEVELOPMENT GOALS (SDGs)

SDG		DEADLINE	SUBGOALS
	7. Affordable and clean energy	2030	<ul style="list-style-type: none"> • 7.2 Increase substantially the share of renewable energy in the global energy mix • 7.3 Double the global rate of improvement in energy efficiency
	13. Immediate actions to fight climate change and its effects	2030	<ul style="list-style-type: none"> • 13.2 Integrate climate change measures into notational policies, strategies and planning
	17. Partnerships for the goals	2030	<ul style="list-style-type: none"> • 17.17 Encourage and promote effective public, public-private and civil society partnerships

Sustainability in our core business

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Contribution to sustainable added value

GRI 102-2, 102-4, 102-6, 201-1

As the holder of a portfolio of commercial properties, we create added value and ensure stable and high-yield business developments in the interests of our shareholders. We assume responsibility for our corporate actions towards all relevant stakeholder groups. Our core business comprises portfolio management and optimisation and the marketing of commercial rental spaces and properties in Germany. Isolated project developments for the realisation of further potential for added value within the current portfolio and participations in investment partnerships may expand the scope of our generation of added value in the future.

GRI 102-9, 102-43, 308-1

During the conduct of our sustainability activities, we focus primarily on the stages of added-value generation for which we are operationally responsible or in which we are directly involved. This is where

we have the greatest influence and the most effective levers. Nevertheless, we do not act alone in working on these points, nor do we operate independently of other players, so we promote a common understanding of sustainability among our partners, service providers and suppliers.

We are also exercising our growing influence to encourage compliance with sustainability criteria in the upstream and downstream processes of our core business. While we unceasingly strive to fulfil these aspirations, we must nonetheless concede that there are limits. There are various reasons for this. For example, a complete CO₂e and ecology audit for the entire previous life cycle of our current properties is generally possible solely to a limited extent as the necessary data and information are usually not available or available solely in part during the acquisition of the properties. >

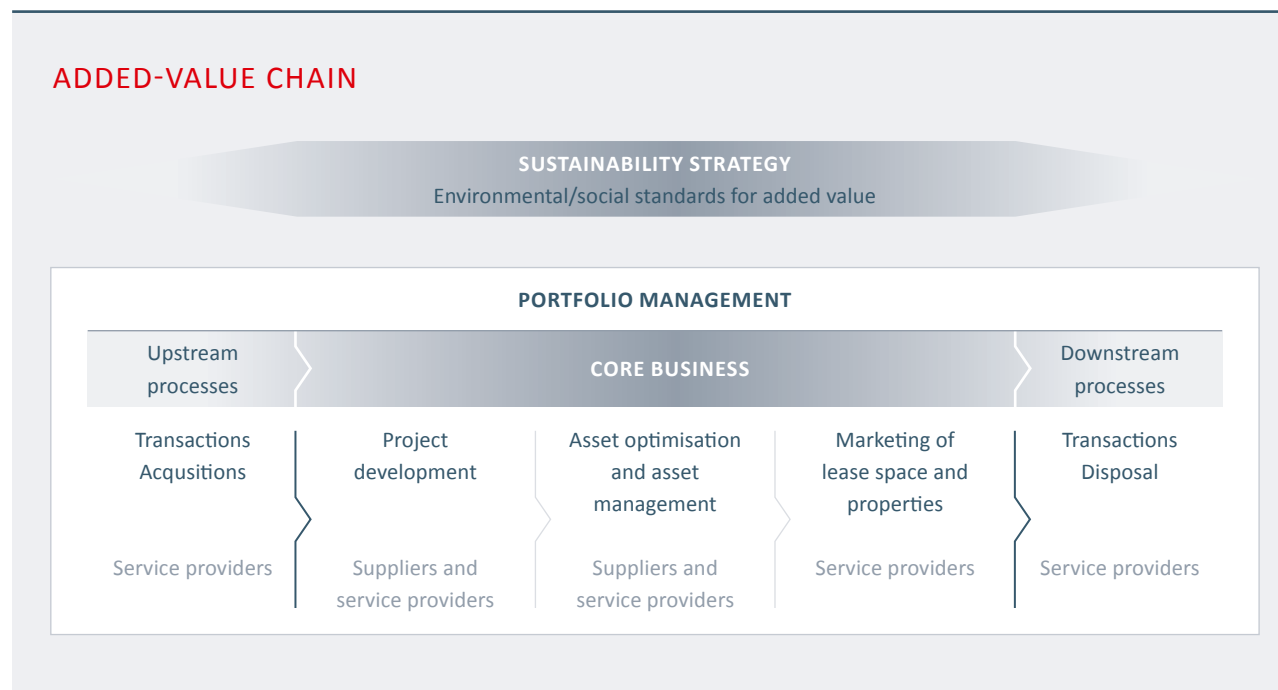
> But we are also continuing to develop in this area. One step is the systematic review of sustainability criteria during property acquisitions, which is one of the elements of our strategic sustainability programme. We continue to develop the catalogue of pertinent criteria that forms the basis for a systematic assessment of the sustainability standards of a property. Even today, the catalogue includes numerous assessment criteria and sheds light on the ecological, social and ethical aspects of an investment. Taking this specific consideration of an investment from a sustainability perspective as our starting point, we are able to assess the future viability of a property at the time of the acquisition process and identify potential or required investments for the optimisation of sustainability at an early stage.

Our influence on the fulfilment of environmental standards in downstream processes usually terminates before the end of the life cycle of any given property, as the properties held in our portfolio are generally not demolished and our options for action end with the sale of a property.

We intend to review systematically compliance with minimum wage requirements or occupational safety standards at selected partner companies for the first time in the coming year and to develop a related catalogue of criteria with the aim of securing social standards in upstream and downstream processes.

GRI 102-43, 102-9, 308-1, 414-1

In our core business, we rely on various external services and products for our daily operations and work with a wide range of suppliers, service providers and contractors. They include (in building operations, for example) facility and centre managers and trade companies. We work closely with architects, engineers and contractors from various trades during the leasing, tenant developments, renovations and modernisation of our properties.



The basis for the business relationships with our partners is the **Code of Conduct for Business Partners** of HAMBORNER REIT AG. We maintain clearly regulated and fair business relationships with all our partners and expect strict compliance with the contents of engagements and contracts. Contracts are always awarded in accordance with transparent procedures and only after offers for performance of the services have been obtained and compared.

We intend to insist even more forcefully on the use of environmentally friendly products and processes when awarding contracts in the future. At the same time, we expect our external partners to consider these competitive criteria even more carefully so that we can all contribute to sustainable added-value generation in the development, management and optimisation of our property portfolio.

Asset portfolio

Basic data

GRI 102-2, 102-4, 102-6, 102-7, 201-1

The property portfolio of HAMBORNER REIT AG focuses primarily on modern office properties in established locations and on local supply properties such as large-scale retail properties, specialist retail centres and DIY stores in city centre locations, district centres and heavily frequented suburban locations in large and medium-sized German cities. At this time, the portfolio is structured as shown below.

KEY PORTFOLIO DATA

	ASSET CLASS				TOTAL PORTFOLIO
	Retail		Office		
Number of properties	39	58.2%	28	41.8%	67
Property value	€891.3m	54.3%	€749.0m	45.7%	€1,640.4m
Leasable floor space	382,512m²	62.5%	229,594m²	37.5%	612,106m²
Annualised rent	€47.7m	56.4%	€36.9m	43.6%	€84.6m
Annualised rental yield	5.4%		4.9%		5.2%
EPRA vacancy rate	2.0%		2.9%		2.4%
Avg. remaining term of lease (WALT)	7.9 years		5.0 years		6.6 years

* As at 30 June 2022

BUILDING CERTIFICATIONS IN THE ASSET PORTFOLIO

Buildings with green building certifications accounted for 8.1% of total leasable space and 14.9% of total market value per 30 June 2022. The table below provides an overview of the proportion of certified buildings in the portfolio, which is almost unchanged compared to the previous year.

Buildings with green building certifications*

DGNB Gold	1
Share of total leasable space	1.6%
Share of total market value	2.1%
DGNB Platinum	1
Share of total leasable space	0.7%
Share of total market value	1.0%
LEED Platinum ("Core and Shell")	3
Share of total leasable space	5.8%
Share of total market value	11.8%
Total	5
Share of total leasable space	8.1%
Share of total market value	14.9%

* As at 30 June 2022

Total leasable space of portfolio: 612,102m²

Total market value of portfolio: €1,640,360,000



DGNB Gold:
Aachen,
Gut-Dämme-
Straße 14
Office, usable area:
10,059m²



DGNB Platinum:
Neu-Isenburg,
Siemensstraße 10a
Office, usable area:
4,542m²



**LEED Platinum
 („Core & Shell“):**
Berlin, EUREF-
Campus 12-13
Office, usable area:
12,642m²



**LEED Platinum
 („Core & Shell“):**
München,
Domagkstraße
10-16
Office, usable area:
12,257m²



**LEED Platinum
 („Core & Shell“):**
Ratingen,
Balcke-Dürr-Allee 7
Office, usable area:
10,508m²

Portfolio strategy

GRI 102-2, 102-7, 102-10, 201-1

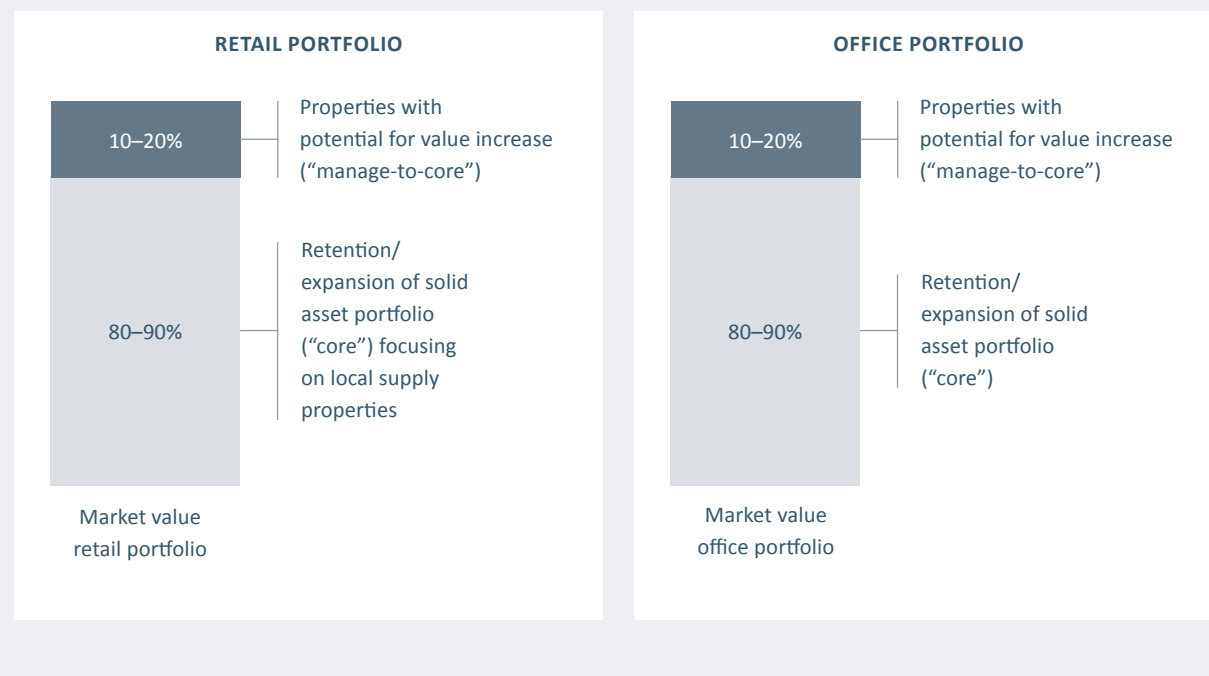
HAMBORNER REIT AG's corporate strategy is geared towards growth generating added value through yield-oriented expansion and optimisation of the commercial property portfolio.

We pursue an active portfolio strategy based on a "two-pillar model" of investments in office and retail properties and simultaneous regional diversification. The acquisition of properties with an attractive risk-return profile is intended to ensure the profitability of the property portfolio. The influence of sustainability criteria on the two decision factors of risk and return during acquisition deliberations is rising steadily. With respect to the structure of the retail portfolio, we continue to concentrate on large-area properties used predominantly in the retail food trade or in the extended local supply sector and DIY stores.

The investment focus in both the office and retail sectors is on the acquisition of so-called "core" properties that are characterised by the high quality of their location and buildings, a tenant structure with a strong credit rating and a long-term leasing situation. We have set a target quota for the properties classified as "core" of around 80% to 90% of the total portfolio volume.

In addition to the expansion of the current core portfolio, our portfolio strategy calls for supplementary investments in so-called "manage-to-core" properties that offer potential for an increase in value. In particular, these are properties that are characterised by major leasing, modernisation and/or repositioning requirements. We intend to identify and leverage existing added value potential while taking into account available expertise. In future, our attention will focus more and more on properties with concrete ESG optimisation potential. The target quota for the share of "manage-to-core" properties is 10% to 20% of the total portfolio volume. >

TWO-PILLAR PORTFOLIO STRUCTURE AT HAMBORNER REIT AG



> The table beside depicts the portfolio structure in terms of the investment approaches “core” and “manage-to-core” at 30 June 2022.

In addition to the yield-oriented expansion of the portfolio from new acquisitions, the HAMBORNER REIT AG strategy provides for the continuous further development of the current portfolio. This includes in particular the regular analysis of properties in terms of their long-term risk-return prospects and the identification and realisation of current value potential, including the targeted disposal of properties.

Acting on these principles, we identified and sold a total of 23 properties in the period from August 2020 to August 2022. For the most part, these were smaller inner-city commercial buildings that were no longer aligned with our strategy because of their condition and the leasing situation or in consideration of sustainability aspects. The sale of the predominantly older and maintenance-intensive inner-city retail properties has increased the quality of our portfolio even further and at the same time has reduced the average age of our properties by 32 per cent to the present figure of 18.1 years.

In the interest of both a prompt reinvestment of the sales proceeds and a continuous expansion of our portfolio, we are concurrently continuing our acquisition activities and have acquired a total of six office and retail properties with a cumulative purchase price volume of around €123 million in the past 24 months. As in previous years, sustainability-relevant aspects were taken into account in investment decisions. All of the acquired properties are in good technical condition and satisfy modern construction and energy standards.

In addition to the expansion of our core portfolio, the acquisition of two office properties in Mainz and Stuttgart marks the first time that we have acquired properties with extended potential for value appreciation, which is to be leveraged on the basis of comprehensive

INVESTMENT APPROACHES “CORE” AND “MANAGE-TO-CORE” *

	INVESTMENT APPROACH				TOTAL PORTFOLIO
	“Core”		“ Manage-to-core”		
Number of properties	64	95,5%	3	4,5%	67
Property value	€1,567.5m	95,6%	€72.9m	4,4%	€1,640.4m
Leasable floor space	584,960m²	95,6%	27,146m²	4,4%	612,106m²
Annualised rent	€80.2m	94,8%	€4.4m	5,2%	€84.6m
Annualised rental yield	5.1%		6.1%		5.2%
EPRA vacancy rate	1.4%		17.0%		2.4%
Avg. remaining term of lease (WALT)	6.8 years		3.2 years		6.6 years

* As at 30 June 2022

post-leasing concepts as part of the “manage-to-core” approach. While always complying with our sustainability strategy, we intend to carry out modernisation measures at the locations as needed or required by potential new tenants.

Another essential part of portfolio management is the regular review of our portfolio properties from the perspective of optimisation opportunities. Specific renovation and modernisation measures contribute to an increase in the quality and attractiveness of the property portfolio and have a substantial impact on the value development of our portfolio.

We invested a total of €7.3 million in the modernisation and maintenance of our properties in fiscal year 2021 (previous year: €5.6 million) with the goal of maintaining our high quality standards in the long term and meeting the growing needs of our tenants. Over the course of the year, several existing properties were modernised to bring them into line with current energy standards as a prerequisite for the leasability of the buildings and long-term value retention. Maintenance expenses amounted to €5.8 million (previous year: €4.6 million) and capitalisable investment expenses (capex) to €1.5 million (previous year: €1.0 million).

Social & governance criteria

GRI 102-11, 102-16

Our actions in observance of social and governance criteria focus on the preservation and promotion of HAMBORNER REIT AG as a sustainable, social employer and as a reliable partner for all stakeholders. Social and governance-related indicators and targets are defined primarily at the level of the company as a whole as described in the chapters “Governance and compliance” (cf. p. 7) and “Sustainable employer” (cf. p. 53).

Going beyond this level, however, we are aware of the growing relevance of these criteria at portfolio and single property level and address them whenever pertinent. In the course of our acquisition processes, we examine the environmental, social and ethical aspects of potential acquisition properties in terms of the ESG criteria catalogue developed last year and its ongoing development. This systematic assessment of investments based on sustainability criteria includes key figures on energy and emission intensity, but also covers aspects such as the accessibility and comfort of the property, the property environment, the access to public transport or the tenants’ business models. Satisfying these requirements aligns our portfolio with long-term goals and will become even more important in the future.

The review planned in the near future from a portfolio strategy perspective will also be based on the established catalogue of criteria. The data collected at this time will be systematically recorded and analysed during the installation of the ESG data management system in the coming year and will be considered in the future as part of the further development of the portfolio strategy.

Environmental & CO₂e audits

GRI 302-1, 302-2, 303-5, 305-1, 305-2, 305-3

We have been collecting data on the heating energy, electricity and water consumption of our portfolio properties since 2012 for the purpose of analysing the ecological impact of the use of our portfolio. Supported by an external service provider, we have for the first time

compiled a complete list of energy and water consumption and the amounts of generated waste and calculated all relevant emissions of Scopes 1, 2 and 3 from these figures.

Methodology

GRI 103-1, 103-2, 103-3

The electricity, heat and water consumption data are collected primarily from consumption invoices and single meter readings. For properties currently rented by multiple tenants (“multi-tenant properties”), additional consumption data are obtained as total consumption per property from the relevant network operators and energy providers. We use data provided by tenants for the calculation of other tenant consumption, especially in single-tenant properties. In some cases, figures are extrapolated to obtain a complete CO₂e audit.

GRI 302-2, 303-5

The vast majority of our tenants once again assisted us with the required data collection during the reporting period 2021. But as isolated tenants remain sceptical about the sharing of information on sustainable building operation, the collection of environmental data remained incomplete in some cases in the past reporting cycle. Overall, however, 78.7% of the energy consumption and 82.5% of the water consumption could be recorded. Data that were lacking were extrapolated in consideration of current energy performance certificates, historical consumption and comparable properties or derived from partial energy parameters issued by the Institute for Housing and Environment (Institut Wohnen und Umwelt, IWU). Available consumption data from comparable properties were used for the extrapolation of water consumption figures.

GRI 306-3

In contrast to data concerning tenants’ water and energy consumption, the availability of waste data for the reviewed period from 2019

to 2021 was very limited. The waste management sector for the most part has even today not begun to collect the data required for the preparation of a waste audit. In addition, many tenants who have a centralised waste management system serving multiple companies usually do not have access to the figures about the volume of waste generated in their properties. This is especially true of our large-area retail properties.

Despite these circumstances, an initial presentation of the waste data at portfolio level in this year’s report was obtained by extrapolating any missing data from the portfolio averages of properties that could provide data. In preparing these figures, we did not distinguish between different types of waste, but simply assumed a flat-rate production of residual waste. The collection of the data was based on invoices from the waste disposal company, waste notices and internal schedules of waste containers in use and the intervals at which they are emptied. Wherever waste quantities could be recorded solely in volumetric units, the weight was calculated using waste-related density factors of the European Waste Catalogue codes. The German waste audit was used to weight the various disposal and recovery methods (recycling, incineration, composting, etc.). The CO₂e emissions from recycling were calculated according to the mass per type of waste and the recycling channel using the emission factors of the Department for Environment, Food & Rural Affairs (DEFRA).

With the exception of emissions from electricity and district heating, location-based conversion factors were used to calculate CO₂e emissions. Since in many cases of electricity and district heating we were in possession of detailed information from the market partners about the energy sources used and the associated emission factors, we used market-based emission factors whenever possible. If no market-based information was available, we turned to location-based factors in conjunction with the emission factors of the German district heating and electricity mix.



> All emission data for energy, water and waste were categorised in accordance with the Greenhouse Gas Protocol (GHG Protocol). The emissions from Scopes 1 and 2 and all Scope 3 categories relevant to the operation of current properties were included. The factors in the adjacent table were used to calculate emissions.

The categorisation according to the GHG Protocol is the basis for the preparation of the CO₂e audit at single-property and portfolio level and is also used in the like-for-like analysis.

We have not adjusted the data with regard to property-specific factors such as building age and use or vacancies within the period under review, especially in view of our comparatively very low vacancy rate. When reviewing heating energy consumption, it should be noted that the heating periods of the years of the analysis are subject to natural fluctuations; no adjustments have been made for these fluctuations, either.

Thanks to our collaboration with an external service provider and the extrapolation of missing consumption data applying the methods described above, we succeeded for the first time in including all properties in the portfolio in the pertinent years in the analysis and creating a complete CO₂e audit for the years from 2019 to 2021.

The table “Overview of Analysis Portfolio” Portfolio” on the following page provides an overview of the number of properties that were included in the analysis.

In addition to the analysis at portfolio level, the CO₂e audit is supplemented by inclusion of emissions released at company level, above all in the upstream and downstream processes that are necessary for the HAMBORNER REIT AG business operations as well as relevant for emissions (cf. p. 48, chapter “Environmental management & climate protection at the administrative headquarters in Duisburg”).

EMISSION FACTORS

GRI 305-1, 305-2, 305-3

SCOPE OF APPLICATION OF THE EMISSIONS	SOURCE OF THE EMISSION FACTORS
SCOPE 1: DIRECT EMISSIONS	
Gas	Intergovernmental Panel on Climate Change (IPCC)
Fuel oil	Intergovernmental Panel on Climate Change (IPCC)
SCOPE 2: INDIRECT EMISSIONS OF PURCHASED ENERGY	
Market-based, electricity and district heating	Individual emission factors of the providers
Location-based, electricity	Latest publication of the Federal Environment Agency
Location-based, district heating	Global Emission Model of Integrated Systems (GEMIS) 5.0
SCOPE 3: INDIRECT EMISSIONS OF THE VALUE CHAIN	
Cat. 01: Drinking water purchases	Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 01: Other purchased goods and services on the basis of the operating costs	Statistical Office of the European Union (Eurostat)
Cat. 02: Capital goods based on capitalised costs	Statistical Office of the European Union (Eurostat)
Cat. 03: Fuel- and energy-related emissions	Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 05: Waste disposal	Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 05: Wastewater treatment	Department for Environment, Food & Rural Affairs (DEFRA)
Cat. 13: Leased or rented tangible assets	Emission factors analogous to Scope 2. In the absence of information on market-based factors, location-based factors were used.

Key figures of the total portfolio

In the following, we document the key consumption figures of our portfolio for the period from 2019 to 2021. Deviations from the sustainability reports of previous years result from the significant expansion of the data basis for the years 2019 and 2020 during the project, and the modified methodology described above was applied for the entire period under review.

ENERGY CONSUMPTION 2021

GRI 302-1, 302-2, 302-3

As our portfolio was reduced by strategic sales in the past year, we are reporting on a total of 65 properties with a usable floor space of 606,180 m² for 2021. For the reporting year 2021, 78.7% of the energy consumption (in relation to the total portfolio) was available. The extrapolated figures were used for the remaining 21.3%.

42,322,108 kWh of heating energy and 61,804,784 kWh of electrical energy were used for the operation of our portfolio. Of this amount, 40.6% of the total energy consumption was for heat and 59.4% for the supply of electricity to the properties.

The data on heating energy include all consumption from the sources natural gas, fuel oil and from heating and cooling networks. The heat supply continued to be dominated by natural gas, which is used in a total of 38 properties, followed by district heating in 21 properties. In addition, heat pump technology and fuel oil are used in single properties. The information about electricity use includes both the general electricity consumption and the tenant electricity consumption of the properties. The heating energy intensity of the 65 properties was 69.8 kWh/m² while the electricity intensity in 2021 was 102.0 kWh/m². The resulting energy intensity for the entire portfolio was 171.8 kWh/m², which was higher than the values from 2020 and 2019.

OVERVIEW ANALYSIS PORTFOLIO

	2021	2020	2019
Property portfolio at the end of the year	65	80	78
Properties with usable data for the reporting year	65	80	78
Properties with usable data for like-for-like comparison	61	61	

ENERGY CONSUMPTION FIGURES FOR THE TOTAL PORTFOLIO

	Unit	2021	2020	2019
Number of analysed properties		65	80	78
Usable area	m ²	606,180.4	650,049.6	638,766.6
HEATING ENERGY CONSUMPTION				
Annual consumption	kWh	42,322,108.4	39,099,099.3	40,971,428.5
Heating energy intensity	kWh/m ²	69.8	60.1	64.1
POWER CONSUMPTION				
Annual consumption	kWh	61,804,783.8	65,222,692.1	67,997,397.1
Power intensity	kWh/m ²	102.0	100.3	106.5
ENERGY CONSUMPTION				
Total annual consumption	kWh	104,126,892.2	104,321,791.5	108,968,825.7
Energy intensity	kWh/m ²	171.8	160.5	170.6

ENERGY CONSUMPTION OF THE LIKE-FOR-LIKE PORTFOLIO

GRI 302-1, 302-2, 302-3

A total of 61 properties were included in the like-for-like analysis of energy consumption in 2020 and 2021. Despite the reduced number of properties that resulted from sales activities, the analysis portfolio was expanded by four properties compared to the previous year and now covers all properties that were in the portfolio for the entire year in 2020 and 2021. The 39 retail and 22 office properties have a total usable floor space of 580,755m².

Consumption of 101,581,118 kWh in 2021 is attributable to the 61 properties, an increase of 8.5% over the previous year. The main driver of this development is the significant increase in heating demand of 18.6%. Among other factors, the increased demand is the consequence of higher occupancy of the office properties following the significantly reduced use in 2020 caused by the COVID-19 pandemic. In addition, weather conditions caused the number of heating days in 2021 to rise.

ENERGY CONSUMPTION OF THE TOTAL PORTFOLIO (LIKE-FOR-LIKE)

	Unit	2021	2020	Difference
Number of analysed properties		61	61	
Usable area	m ²	580,755.4	580,755.4	
HEATING ENERGY CONSUMPTION				
Annual consumption	kWh	41,389,646.7	34,885,916.5	
Heating energy intensity	kWh/m ²	71.3	60.1	18.6%
POWER CONSUMPTION				
Annual consumption	kWh	60,191,471.7	58,776,302.1	
Power intensity	kWh/m ²	103.6	101.2	2.4%
ENERGY CONSUMPTION				
Total annual consumption	kWh	101,581,118.4	93,662,218.6	
Energy intensity	kWh/m ²	174.9	161.3	8.5%

WATER CONSUMPTION 2021

GRI 303-1, 303-5

Water is supplied to all properties in the portfolio by the competent municipal water suppliers, who obtain most of their resources from groundwater and to a much lesser extent from surface and spring water. The available data for the analysis of water consumption in 2021 cover 82.5% of total consumption. The remaining 17.5% was calculated by extrapolation.

The water consumption of the 65 analysed properties totalled 173,951,159 litres in 2021. Based on the total usable floor space of 606,180m², the average consumption was 287.0 l/m². Similarly to the energy intensity, the water intensity in 2021 is higher than the level of the previous year, but below the value of 2019.

WATER CONSUMPTION OF THE LIKE-FOR-LIKE PORTFOLIO

GRI 303-1, 303-5

During the like-for-like analysis of water consumption, water consumption of 171,531,900 litres (a water intensity of 295.4 l/m²) was recorded for the analysed 61 properties. Water consumption in 2020 was 161,999,888 litres and the water intensity 278.9 l/m² for the same partial portfolio. This corresponds to an increase of 5.9%.

WATER CONSUMPTION OF THE TOTAL PORTFOLIO

	Unit	2021	2020	2019
Number of analysed properties		65	80	78
Usable area	m ²	606,180.4	650,049.6	638,766.6
Annual consumption	l	173,951,158.7	179,850,821.3	203,201,748.7
Water intensity	l/m ²	287.0	276.7	318.1

WATER CONSUMPTION OF THE TOTAL PORTFOLIO (LIKE-FOR-LIKE)

	Unit	2021	2020	Difference
Number of analysed properties		61	61	
Usable area	m ²	580,755.4	580,755.4	
Annual consumption	l	171,531,899.9	161,999,888.0	5.9%
Water intensity	l/m ²	295.4	278.9	5.9%

WASTE GENERATION 2021

GRI 306-3

This first-time collection of waste generation data for our portfolio is based on general and contract data from the local waste disposal companies and information from our commercial tenants. As a consequence of the problems relating to the availability of information about waste generation described above, the available data cover only 17.7% of the portfolio.

In 2021, a waste volume of 16,457,018 kilograms was determined. The waste intensity amounted to 27.1 kg/m², almost unchanged compared to 2020.

WASTE GENERATION OF THE LIKE-FOR-LIKE PORTFOLIO

GRI 306-3

The development within the total portfolio is also reflected in the like-for-like analysis. The 61 properties generated waste of 16,238,487 kilograms in 2021 and a waste intensity of 28.0 kg/m². This represents a slight increase of 0.5% in the year-on-year comparison.

WASTE GENERATION OF THE TOTAL PORTFOLIO

	Unit	2021	2020	2019
Number of analysed properties		65	80	78
Usable area	m ²	606,180.4	650,049.6	638,766.6
Annual volume	kg	16,457,017.7	17,650,002.2	17,481,178.1
Waste intensity	kg/m ²	27.1	27.2	27.4

WASTE GENERATION OF THE TOTAL PORTFOLIO (LIKE-FOR-LIKE)

	Unit	2021	2020	Difference
Number of analysed properties		61	61	
Usable area	m ²	580,755.4	580,755.4	
Annual volume	kg	16,238,487.3	16,163,401.1	0.5%
Waste intensity	kg/m ²	28.0	27.8	0.5%

GREENHOUSE GAS EMISSIONS 2021

GRI 305-1, 305-2, 305-3, 305-4

A full audit of annual CO₂e emissions based on the consumption data described above and the cost-based list of purchased services and capital goods has been prepared for the first time in this report. The adjacent table provides an overview of the analysed emission sectors.

Emissions of 34,111 tonnes of CO₂e were produced by the 65 properties in the assets portfolio for 2021. Scope 3 emissions (30,141 tonnes CO₂e) account for the lion's share of 88.4% of the total. The major share of 24,627 tonnes CO₂e (72.2%) is attributable to the energy purchases of our tenants.

GRI 305-4

The emission intensity of 56.3 kg CO₂e/m² in 2021 is 14.3% higher than the level of the previous year, which, analogously to the energy intensity, is due to the change in use behaviour and weather influences.

The focus of our future activities in the action fields "Environmental management and climate protection" and "Portfolio quality and optimisation" will be on reducing further energy intensity and decarbonising the energy supply of our buildings. In view of the high proportion of emissions from tenant consumption, intensifying the related cooperation with our tenants will lay the foundation for the successful achievement of this goal.

GRI 305-5

In 2017, we set our sights on reducing the greenhouse gas emissions of our portfolio and launched a tendering process for the future supply of electricity for the common areas in our assets portfolio. Since 2020, all current properties in which we are responsible for supplying the common areas are supplied with electricity from renewable energies; we have achieved this goal, which was defined as an element of our sustainability programme, on schedule. ➤

EMISSION DATA OF THE TOTAL PORTFOLIO

	Unit	2021	2020	2019
SCOPE 1				
Natural gas	t CO ₂ e	2,328.3	2,341.5	2,307.1
Fuel oil	t CO ₂ e	0.0	200.7	159.5
Total Scope 1	t CO₂e	2,328.3	2,542.1	2,466.6
SCOPE 2				
Electricity (market-based)	t CO ₂ e	133.2	326.5	839.0
District heating (market-based)	t CO ₂ e	1,508.3	1,170.9	1,442.4
Total Scope 2	t CO₂e	1,641.5	1,497.5	2,281.4
SCOPE 3				
Cat. 01: Drinking water purchases	t CO ₂ e	28.5	30.6	34.6
Cat. 01: Purchased goods and services	t CO ₂ e	3,839.9	3,710.8	n/a
Cat. 02: Capital goods purchased	t CO ₂ e	309.9	174.8	n/a
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	1,254.2	1,287.9	1,362.5
Cat. 05: Wastewater treatment	t CO ₂ e	32.6	35.0	39.6
Cat. 05: Waste disposal	t CO ₂ e	49.7	55.5	55.4
Cat. 13: Tenant-procured energy	t CO ₂ e	24,626.7	22,663.5	25,603.4
Total Scope 3	t CO₂e	30,141.4	27,958.2	27,095.6
TOTAL				
Total	t CO₂e	34,111.2	31,997.8	31,843.5
EMISSION INTENSITY				
Usable area	m ²	606,180.4	650,049.6	638,766.6
Scope 1	kg CO ₂ e/m ²	3.8	3.9	3.9
Scope 2	kg CO ₂ e/m ²	2.7	2.3	3.6
Scope 3	kg CO ₂ e/m ²	49.7	43.0	42.4
Total	kg CO₂e/m²	56.3	49.2	49.9

> We have again issued a call for tenders for the supply of electricity to our common areas in the reporting year. Irrespective of the current price development on the energy markets, we remain committed to the disclosure of the procurement of power from renewable energy sources through the acquisition of certificates of origin.

GREENHOUSE GAS EMISSIONS OF THE LIKE-FOR-LIKE PORTFOLIO

GRI 305-1, 305-2, 305-3, 305-4

In the reporting year 2021, the 61 properties in the like-for-like portfolio generated CO₂e emissions of 33,125 tonnes CO₂e, corresponding to an emission intensity of 57.0 kg CO₂e/m². Compared to the previous year, the emission intensity increased by 7.2 kg CO₂e/m² (14.5%). The increase is mainly due to increased emissions from heat generation (natural gas and district heating).

CO₂e emissions resulting from electricity consumption, on the other hand, were significantly reduced. Despite the slight increase in electricity intensity within the like-for-like portfolio, a decrease in emissions of 57.4% was recorded. The reason for this is the renewed increase in the share of renewable energy.

EMISSION DATA OF THE TOTAL PORTFOLIO (LIKE-FOR-LIKE)

	Unit	2021	2020	Difference
SCOPE 1				
Natural gas	t CO ₂ e	2,310.6	2,083.8	10.9%
Fuel oil	t CO ₂ e	0.0	0.0	
Total Scope 1	t CO₂e	2,310.6	2,083.8	10.9%
SCOPE 2				
Electricity (market-based)	t CO ₂ e	133.2	313.0	-57.4%
District heating (market-based)	t CO ₂ e	1,332.4	1,096.1	21.6%
Total Scope 2	t CO₂e	1,465.6	1,409.1	4.0%
SCOPE 3				
Cat. 01: Drinking water purchases	t CO ₂ e	27.9	27.1	3.0%
Cat. 01: Purchased goods and services	t CO ₂ e	3,637.0	3,710.8	-2.0%
Cat. 02: Capital goods purchased	t CO ₂ e	297.3	174.8	70.0%
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	1,213.0	1,135.3	6.8%
Cat. 05: Wastewater treatment	t CO ₂ e	31.9	31.0	3.0%
Cat. 05: Waste disposal	t CO ₂ e	48.0	42.8	12.1%
Cat. 13: Tenant-procured energy	t CO ₂ e	24,094.1	20,314.0	18.6%
Total Scope 3	t CO₂e	29,349.1	25,435.9	15.4%
TOTAL				
Total	t CO₂e	33,125.4	28,928.8	14.5%
EMISSION INTENSITY				
Usable area	m ²	580,755.4	580,755.4	
Scope 1	kg CO ₂ e/m ²	4.0	3.6	10.9%
Scope 2	kg CO ₂ e/m ²	2.5	2.4	4.0%
Scope 3	kg CO ₂ e/m ²	50.5	43.8	15.4%
Total	kg CO₂e/m²	57.0	49.8	14.5%

Key figures by asset class

The preceding section presented the consumption and emission values for our total portfolio, we now turn to the key figures for our office and retail portfolio.

ENERGY CONSUMPTION OF THE SUB-PORTFOLIOS

GRI 302-1, 302-2, 302-3

	Unit	OFFICE			RETAIL		
		2021	2020	2019	2021	2020	2019
Number of analysed properties		25	24	23	40	56	55
Usable area	m ²	209,047.4	195,227.4	188,527.4	397,133.0	454,822.2	450,239.2
HEATING ENERGY CONSUMPTION							
Annual consumption	kWh	13,709,358.5	11,708,421.6	12,924,074.4	28,612,749.9	27,390,677.8	28,047,354.1
Heating energy intensity	kWh/m ²	65.6	60.0	68.6	72.0	60.2	62.3
POWER CONSUMPTION							
Annual consumption	kWh	12,293,966.9	12,536,943.9	12,895,104.2	49,510,816.8	52,685,748.2	55,102,292.9
Power intensity	kWh/m ²	58.8	64.2	68.4	124.7	115.8	122.4
ENERGY CONSUMPTION							
Total annual consumption	kWh	26,003,325.4	24,245,365.5	25,819,178.6	78,123,566.7	80,076,426.0	83,149,647.0
Energy intensity	kWh/m ²	124.4	124.2	137.0	196.7	176.1	184.7

ENERGY CONSUMPTION OF THE SUB-PORTFOLIOS (LIKE-FOR-LIKE)

GRI 302-1, 302-2, 302-3

	Unit	OFFICE			RETAIL		
		2021	2020	Difference	2021	2020	Difference
Number of analysed properties		22	22		39	39	
Usable area	m ²	188,970.4	188,970.4		391,785.0	391,785.0	
HEATING ENERGY CONSUMPTION							
Annual consumption	kWh	12,913,425.8	10,834,331.6	19.2%	28,476,220.9	24,051,584.9	18.4%
Heating energy intensity	kWh/m ²	68.3	57.3	19.2%	72.7	61.4	18.4%
POWER CONSUMPTION							
Annual consumption	kWh	11,470,019.6	11,417,261.9	0.5%	48,721,452.1	47,359,040.2	2.9%
Power intensity	kWh/m ²	60.7	60.4	0.5%	124.4	120.9	2.9%
ENERGY CONSUMPTION							
Total annual consumption	kWh	24,383,445.4	22,251,593.5	9.6%	77,197,673.0	71,410,625.1	8.1%
Energy intensity	kWh/m ²	129.0	117.8	9.6%	197.0	182.3	8.1%

WATER CONSUMPTION OF THE SUB-PORTFOLIOS

GRI 303-5

	Unit	OFFICE			RETAIL		
		2021	2020	2019	2021	2020	2019
Number of analysed properties		25	24	23	40	56	55
Usable area	m ²	209,047.4	195,227.4	188,527.4	397,133.0	454,822.2	450,239.2
Annual consumption	l	41,882,430.9	43,227,445.8	55,611,460.1	132,068,727.8	136,623,375.5	147,590,288.6
Water intensity	l/m ²	200.3	221.4	295.0	332.6	300.4	327.8

WATER CONSUMPTION OF THE SUB-PORTFOLIOS (LIKE-FOR-LIKE)

GRI 303-5

	Unit	OFFICE			RETAIL		
		2021	2020	2019	2021	2020	2019
Number of analysed properties		22	22		39	39	
Usable area	m ²	188,970.4	188,970.4		391,785.0	391,785.0	
Annual consumption	l	40,248,172.2	41,842,445.8	−3.8%	131,283,727.8	120,157,442.2	9.3%
Water intensity	l/m ²	213.0	221.4	−3.8%	335.1	306.7	9.3%

WASTE GENERATION OF THE SUB-PORTFOLIOS

GRI 306-3

	Unit	OFFICE			RETAIL		
		2021	2020	2019	2021	2020	2019
Number of analysed properties		25	24	23	40	56	55
Usable area	m ²	209,047.4	195,227.4	188,527.4	397,133.0	454,822.2	450,239.2
Annual quantity	kg	1,708,170.8	1,624,142.5	1,561,597.6	14,748,846.9	16,025,859.6	15,919,580.5
Waste intensity	kg/m ²	8.2	8.3	8.3	37.1	35.2	35.4

WASTE GENERATION OF THE SUB-PORTFOLIOS (LIKE-FOR-LIKE)

GRI 306-3

	Unit	OFFICE			RETAIL		
		2021	2020	2019	2021	2020	2019
Number of analysed properties		22	22		39	39	
Usable area	m ²	188,970.4	188,970.4		391,785.0	391,785.0	
Annual quantity	kg	1,569,852.4	1,564,928.3	0.3%	14,668,634.9	14,598,472.7	0.5%
Waste intensity	kg/m ²	8.3	8.3	0.3%	37.4	37.3	0.5%

EMISSION DATA OF THE SUB-PORTFOLIOS

GRI 305-1, 305-2, 305-3, 305-4

		OFFICE			RETAIL		
		2021	2020	2019	2021	2020	2019
SCOPE 1							
Natural gas	t CO ₂ e	883.1	744.9	891.5	1,445.2	1,596.5	1,415.6
Fuel oil	t CO ₂ e	0.0	185.4	141.0	0.0	15.2	18.5
Total Scope 1	t CO ₂ e	883.1	930.4	1,032.5	1,445.2	1,611.7	1,434.1
SCOPE 2							
Electricity (market-based)	t CO ₂ e	67.9	128.2	643.2	65.3	198.3	195.8
District heating (market-based)	t CO ₂ e	1,124.3	795.1	1,010.7	383.9	375.8	431.7
Total Scope 2	t CO ₂ e	1,192.2	923.3	1,653.9	449.2	574.2	627.4
SCOPE 3							
Cat. 01: Drinking water purchases	t CO ₂ e	9.3	10.2	13.0	19.3	20.4	21.7
Cat. 01: Purchased goods and services	t CO ₂ e	1,389.9	1,242.6	n/a	2,450.1	2,468.2	n/a
Cat. 02: Capital goods purchased	t CO ₂ e	2.0	15.1	n/a	307.9	159.7	n/a
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	639.3	586.2	654.6	614.8	701.7	707.9
Cat. 05: Wastewater treatment	t CO ₂ e	10.6	11.6	14.8	22.0	23.3	24.8
Cat. 05: Waste disposal	t CO ₂ e	34.1	33.9	33.4	15.6	21.7	22.0
Cat. 13: Tenant-procured energy	t CO ₂ e	2,912.2	2,852.4	3,117.2	21,714.5	19,811.1	22,486.2
Total Scope 3	t CO ₂ e	4,997.3	4,752.0	3,833.0	25,144.1	23,206.1	23,262.6
TOTAL							
Total	t CO ₂ e	7,072.6	6,605.7	6,519.4	27,038.6	25,392.0	25,324.1
EMISSION INTENSITY							
Usable area	m ²	209,047.4	195,227.4	188,527.4	397,133.0	454,822.2	450,239.2
Scope 1	kg CO ₂ e/m ²	4.2	4.8	5.5	3.6	3.5	3.2
Scope 2	kg CO ₂ e/m ²	5.7	4.7	8.8	1.1	1.3	1.4
Scope 3	kg CO ₂ e/m ²	23.9	24.3	20.3	63.3	51.0	51.7
Total	kg CO ₂ e/m ²	33.8	33.8	34.6	68.1	55.8	56.2

EMISSION DATA OF THE SUB-PORTFOLIOS (LIKE-FOR-LIKE)

GRI 305-1, 305-2, 305-3, 305-4

		OFFICE			RETAIL		
		2021	2020	Difference	2021	2020	Difference
SCOPE 1							
Natural gas	t CO ₂ e	865.4	702.8	23.1%	1,445.2	1,381.0	4.6%
Fuel oil	t CO ₂ e	0.0	0.0		0.0	0.0	
Total Scope 1	t CO ₂ e	865.4	702.8	23.1%	1,445.2	1,381.0	4.6%
SCOPE 2							
Electricity (market-based)	t CO ₂ e	67.9	119.1	−43.0%	65.3	193.9	−66.3%
District heating (market-based)	t CO ₂ e	965.0	795.1	21.4%	367.4	301.0	22.1%
Total Scope 2	t CO ₂ e	1,032.9	914.2	13.0%	432.7	494.9	−12.6%
SCOPE 3							
Cat. 01: Drinking water purchases	t CO ₂ e	8.9	9.9	−10.1%	19.1	17.3	10.5%
Cat. 01: Purchased goods and services	t CO ₂ e	1,238.5	1,242.6	−0.3%	2,398.5	2,468.2	−2.8%
Cat. 02: Capital goods purchased	t CO ₂ e	2.0	15.1	−86.7%	295.3	159.7	84.9%
Cat. 03: Upstream chain of purchased energy	t CO ₂ e	604.5	545.8	10.8%	608.4	589.5	3.2%
Cat. 05: Wastewater treatment	t CO ₂ e	10.1	11.3	−10.1%	21.8	19.7	10.5%
Cat. 05: Waste disposal	t CO ₂ e	32.7	32.6	0.3%	15.3	10.2	49.7%
Cat. 13: Tenant-procured energy	t CO ₂ e	2,661.7	2,441.7	9.0%	21,432.4	17,872.4	19.9%
Total Scope 3	t CO ₂ e	4,558.4	4,298.9	6.0%	24,790.8	21,137.0	17.3%
TOTAL							
Total	t CO ₂ e	6,456.7	5,915.9	9.1%	26,668.7	23,012.9	15.9%
EMISSION INTENSITY							
Usable area	m²	188,970.4	188,970.4		391,785.0	391,785.0	
Scope 1	kg CO ₂ e/m²	4.6	3.7	23.1%	3.7	3.5	4.6%
Scope 2	kg CO ₂ e/m²	5.5	4.8	13.0%	1.1	1.3	−12.6%
Scope 3	kg CO ₂ e/m²	24.1	22.7	6.0%	63.3	54.0	17.3%
Total	kg CO ₂ e/m²	34.2	31.3	9.1%	68.1	58.7	15.9%

CRREM analysis

GRI 305-1, 305-2, 305-3, 305-4, 305-5

For the first time, we carried out a so-called CRREM analysis based on the above-mentioned cross-portfolio and sub-portfolio emission data. The property-specific, market-based emissions of Scopes 1, 2 and 3.13 were compared with the decarbonisation pathway required for each asset class and region. The results at single-property level were used as the basis for an analysis of the office and retail sub-portfolios. The transfer to the total portfolio was based on the weighting of emission intensity and decarbonisation pathway according to the area shares of the sub-portfolios in the total portfolio.

Our results determined that, from a market-based perspective, the emissions intensity of the total portfolio is currently below the required decarbonisation pathway and that no action is required in the medium term to meet the targets for achieving the United Nation's 1.5 °C target.

The reviewed sub-portfolios also currently satisfy the mandatory climate protection standards, although measures to reduce the emission intensity of the properties within our retail portfolio will be necessary in the medium term to ensure that the targets are achieved.

GRI 302-2

One essential finding that we were also able to determine previously during the CO₂e audit was confirmed once again with the help of the CRREM analysis. The emission intensity of the properties is influ-

CARBON RISK REAL ESTATE MONITOR

GRI 302-3, 302-4, 303-5, 305-4, 305-5, 306-3

The Carbon Risk Real Estate Monitor (CRREM) is a project funded by the European Union that has developed a system to assess the current state of a property in terms of its energy and emissions intensity. The system can be used to assess the extent to which the annual CO₂e emissions from energy, water and waste consumption of a property or portfolio should be reduced to achieve compliance with the 1.5 °C target or 2.0 °C target set by the UN Climate Change Conference in 2015. The results of the CRREM analysis serve as the basis for the derivation of a property- or portfolio-specific decarbonisation strategy.

 www.crrem.eu



enced to a high degree by the electricity consumption of tenants, whose behavior has a correspondingly high impact on the emissions intensity of the properties.

With this in mind, we simulated full tenant procurement of electricity from renewable energy sources as part of the CRREM analysis and came to the conclusion that this change in energy supply would ensure compliance with the decarbonisation targets at both the total and the sub-portfolio levels.

GRI 102-21, 102-43

We will incorporate this conclusion into our stakeholder engagement programme and further intensify the dialogue on the subject with our tenants.

GRI 302-3, 302-4, 305-4, 305-5

Furthermore, we have prepared an internal benchmarking based on the analysis at the single-property level and identified a number of properties with high emission intensity that require prompt action. These buildings were subjected to a detailed individual examination involving external specialist service providers. On the one hand, the individual property review closed data gaps and identified measures for the further improvement of data quality. On the other hand, the analysis laid the groundwork for derivation of potential measures to reduce emission and energy intensity; they will be taken into account in our future modernisation and maintenance planning. An overview of these measures is provided in the chapter "Energy efficiency measures & outlook" (vcf. p. 46).

Climate risk analysis

GRI 103-2, 305-5

Besides the conduct of a CO₂e audit and the transfer of the results to the CRREM system, we subjected our property portfolio to a first-ever climate risk analysis this year.

The climate risk assessment is essential for our core business from two perspectives. For one, we are liable for any emissions harmful to the climate that are released during the management of our properties. For another, we must include the effects of current and potentially expected climate change on our properties in the risk assessment. Risks to our property portfolio arising from the progressing climate change are classified as “physical risks”.

The forecasts of current climate models indicate that extreme weather events will presumably increase in the coming years and potentially impact the structural substance and the functionality of the properties, leading to losses for both owners and users. While we can foster (whether directly or indirectly) the reduction of CO₂e emissions harmful to the climate at many points within the scope of our core business, we must resort primarily to protective and insurance measures to minimise external physical risks brought about by climate change.

Essentially, every real estate property is exposed to potential physical risks from extreme weather events. Nevertheless, the impacting factors vary widely according to geographic location and in Germany are limited primarily to floods, storms and hail. HAMBORNER REIT AG has obtained insurance policies covering these risks for the total portfolio.

In 2022, we conducted a climate risk analysis for our entire assets portfolio with the support of an external consultancy; it included data from the climate and hazard database of a leading reinsurer. As part of the analysis, various scenarios for the assessment of climate risks at our real estate locations were created on the basis of representative data from the Intergovernmental Panel on Climate Change (IPCC).

Based on the findings, we were able to determine that our portfolio is not exposed to any high physical risks due to climate change in the short term, especially since the property locations, all of which are found exclusively in Germany, are geographically outside the global extreme risk zones.

In the medium to long term, however, the risks to our properties could increase if the development of climate change continues to be negative. In this case, low-risk areas such as Germany will also show successively higher risk potential and the probability of the occurrence of damage will increase. Under certain circumstances, this could have a negative impact on the future costs of full coverage of the physical risks and, depending on the location and nature of the properties, could lead to the necessity for structural modifications in specific cases.

GRI 102-48, 102-49

The climate risk assessment is yet another important element we have added to our sustainability management in 2022. The results of the analysis will be incorporated into our internal risk management system and external reporting in the future and will be presented in detail in a separate report that takes into account the disclosure standards of the Task Force on Climate-related Financial Disclosures (TCFD).

Energy efficiency measures & outlook

GRI 302-1, 302-2, 303-4

During the single-property analyses described above, data on the building envelope, energy consumption, meter infrastructure and connections were used in conjunction with a property inspection to assess the technical systems, building physics, system control and — as far as possible — user behaviour with the aim of determining possible measures to increase energy efficiency.

The major findings of these single-property audits were then transferred to the total portfolio and recorded in a catalogue of measures. This catalogue is subdivided into various fields of action shown below and will be used in future during maintenance and modernisation planning at the total, sub-portfolio and property level (*see table p. 47*).

Based on the concrete action planning, we intend to set short-, medium- and long-term goals at portfolio and sub-portfolio levels in the coming years and to incorporate them into our strategic sustainability programme.

An essential prerequisite for both the formulation of the targets and the ongoing review of target achievement is a solid data base. Valid data on emissions-relevant consumption plays a decisive role in this respect. This drives us to continue our pursuit of the goal of successively digitalising our meter infrastructure, so that significant data can be assessed promptly and reliably within the scope of our CO₂e audits and further analyses based on the results of the audits. ➤

> **GRI 302-1, 302-2**

We issued an offer to submit tenders for centralised digital metering operation for the measurement points of general consumption of electricity and natural gas and rolled out the system. At the present time, all electricity meters and around 55% of the gas metering points are under the care of our service provider. The remaining metering points are to be transferred to the centralised digitalised operation by the end of 2023.

GRI 102-21, 102-43, 102-44, 302-2

Since the lion's share of CO₂e emissions in our portfolio results from tenant energy consumption, obtaining the relevant data from our tenants is of crucial importance for the development of a reliable environmental audit. We foster the willingness to cooperate in providing these data by means of transparent communications, secure data management and mutual commitment to sustainable behaviour from the conclusion of "green leases". As early as 2018, we added a contract clause to our leases to ensure the regular sharing of data and to contribute to a successive expansion of our analysis portfolio.

POTENTIAL OPTIMISATION MEASURES IN THE PROPERTY INVENTORY**GRI 302-4, 303-5, 305-5, 306-2, 306-4, 306-5**

Green leases	<ul style="list-style-type: none"> • Sustainable use and management of the leased property • Reduction of waste, consumption and emissions • Ecologically non-hazardous performance of construction measures • Provision of consumption data
Building envelope	<ul style="list-style-type: none"> • Roof/façade insulation • Windows • Shading
Heating/cooling	<ul style="list-style-type: none"> • Sustainable energy sources • Modernisation of facility technology
Lighting	<ul style="list-style-type: none"> • Optimisation of lighting scenarios • Change of the types of illuminants used
Operations	<ul style="list-style-type: none"> • Building control technology • Energy management • Optimisation of hours of operation
Water supply	<ul style="list-style-type: none"> • Water-saving taps and cisterns
Regenerative energy supply	<ul style="list-style-type: none"> • Heat pump • Photovoltaics • Charging infrastructure
Waste management	<ul style="list-style-type: none"> • Disposal pooling • Disposal management
Biodiversity	<ul style="list-style-type: none"> • Roof greening • Nesting boxes • Beehives

Environmental management & climate protection at the administrative headquarters in Duisburg

GRI 302-1, 302-4, 305-2, 305-3, 305-5

In contrast to our assets portfolio, we have almost full control over the building and consumption data as well as over the implementation of measures to reduce our ecological footprint within the scope of environmental and CO₂e management at our administrative headquarters in Duisburg. We also take advantage of these opportunities during the CO₂e audits at the site, especially when considering additional categories for indirect emissions.

GRI 103-2, 303-5, 306-3

We orient our activities toward the methodological approaches that we applied in collaboration with external consultants during the portfolio analysis in 2021 and 2022 (*cf. p. 32, "Methodology"*), so that we can be sure of a consistent approach throughout the entire business model. Our administrative headquarters serves as a best-practice example in terms of the availability of energy and water consumption data, which were available in full for the property in 2021. Analogously to the procedure for the portfolio, a calculation based on the contractually determined maximum waste volume was required for the audit of the waste volume and the resulting CO₂e emissions. We use for this purpose density factors attributable to each type of waste, all of which have been verified by external independent consultants.

Energy and water consumption and waste generation at administrative headquarters in 2021 were as summarized in the table on the following page.

GRI 305-1, 305-2, 305-3, 305-4, 305-5

Similarly to the presentation of the previous year, we audited emissions for 2021 (*cf. p. 50*), that resulted from the corresponding consumption figures and waste generation and from operational administrative activities (*cf. p. 49*). The methodology, the emission factors used and the categorisation of emissions according to Scopes 1, 2 and 3 in accordance with the GHG Protocol are consistent with the procedure for the portfolio analysis. Where available, market-based emission factors were used during the audit. This was the case for electricity purchases in the reporting period; otherwise, site-based factors were used.

Emissions resulting specifically from administrative activities and mobility were attributed to the relevant energy sources or categories, including the upstream chains. For other purchased operating supplies, services and capital goods, we used the cost-based approach analogously to the audit of the portfolio. In comparison with the emissions auditing of the administrative headquarters in the previous year, the reporting was extended to encompass all material administrative costs. They include purchased goods, services and capital goods related to the operation of the office location and the operational activities of our employees. Expenses pursuant to the articles of association such as Supervisory Board and Annual General Meeting costs and other operating expenses (for example, from consulting and auditing services and from stakeholder management) are excluded from this item.

GRI 305-1, 305-2, 305-3, 305-5

In future, we will strive to obtain a CO₂e audit that maps all emission-relevant processes resulting directly or indirectly from our business model. The applied methodology will gradually reach ever higher levels of detail and will also encompass the expanded inclusion of additional cost items and the use of specific emission factors commonly used on the market for additional economic sectors and creditors.

Our determined efforts to reduce the corporate CO₂e footprint at HAMBORNER REIT AG notwithstanding, we consequently cannot rule out an overall increase in the CO₂e footprint in the coming years.

GRI 305-3

When considering the CO₂e audit for 2021, it must be remembered that the emissions data were influenced by the pandemic-related temporary conversion of employees to mobile working and the reduced travel activity. The key figures on employee commuting were determined in a survey for the year 2021 in which 85% of the workforce participated. The distance kilometres were then extrapolated to the average number of employees in 2021. ➤

ENERGY, WATER AND WASTE DATA ADMINISTRATIVE HEADQUARTERS

GRI 302-1, 302-3, 303-5, 306-3

ENERGY, WATER AND WASTE DATA ADMINISTRATIVE HEADQUARTERS					Difference	
	Unit	2021	2020	2019	2021 vs. 2020	2020 vs. 2019
Usable area	m²	1,630.0	1,630.0	1,630.0		
Average number of employees (EMP)		50	48	43	4.2%	16.3%
HEATING ENERGY CONSUMPTION ADMINISTRATIVE HEADQUARTERS						
Annual consumption	kWh	49,083.0	39,912.0	43,701.0	23.0%	12.3%
Heating energy intensity per area	kWh/m²	30.1	24.5	26.8	23.0%	12.3%
Heating energy intensity per employee	kWh/EMP	981.7	831.5	1,016.3	18.1%	-3.4%
ELECTRICITY CONSUMPTION ADMINISTRATIVE HEADQUARTERS						
Annual consumption	kWh	110,957.0	130,500.0	119,600.0	-15.0%	-7.2%
Electricity intensity per area	kWh/m²	68.1	80.1	73.4	-15.0%	-7.2%
Electricity intensity per employee	kWh/EMP	2,219.1	2,718.8	2,781.4	-18.4%	-20.2%
TOTAL ENERGY CONSUMPTION ADMINISTRATIVE HEADQUARTERS						
Annual consumption	kWh	160,040.0	170,412.0	163,301.0	-6.1%	-2.0%
Energy intensity per area	kWh/m²	98.2	104.5	100.2	-6.1%	-2.0%
Energy intensity per employee	kWh/EMP	3,200.8	3,550.3	3,797.7	-9.8%	-15.7%
WATER CONSUMPTION ADMINISTRATIVE HEADQUARTERS*						
Annual consumption	l	720,000.0	413,000.0	413,000.0	74.3%	74.3%
Water intensity per area	l/m²	441.7	253.4	253.4	74.3%	74.3%
Water intensity per employee	l/EMP	14,400.0	8,604.2	9,604.7	67.4%	49.9%
WASTE GENERATION ADMINISTRATIVE HEADQUARTERS**						
Annual volume of residual waste	kg	6,500.0	6,500.0	6,500.0		
Waste intensity residual waste per area	kg/m²	4	4	4		
Waste intensity residual waste per employee	kg/EMP	130	135.4	151.2	-4.0%	-14.0%
Annual volume of recycled waste	kg	1,716.0	1,716.0	1,716.0		
Waste intensity recycled waste per area	kg/m²	1.1	1.1	1.1		
Waste intensity recycled waste per employee	kg/EMP	34.3	35.8	39.9	-4.0%	-14.0%
Annual volume of paper waste	kg	5,720.0	5,720.0	5,720.0		
Waste intensity paper waste per area	kg/m²	3.5	3.5	3.5		
Waste intensity paper waste per employee	kg/EMP	114.4	119.2	133	-4.0%	-14.0%

* Use of the consumption value from 2019 for 2020 because of water damage at the administrative headquarters in the 2020 reporting year.

** Waste volumes have remained constant in recent years because the container volumes and intervals for emptying them have not been changed.

> **GRI 305-1, 305-2, 305-3**

The final result showed that 208.9 tonnes of CO₂e emissions were produced in the course of our business activities at the Duisburg site. In relation to the emissions from energy consumption at the administrative headquarters, the share of emissions resulting from natural gas purchases dominates because of the purchase of electricity from renewable sources. The commutes of our employees, the fuel consumption of company vehicles and business travel have a significantly higher impact on the CO₂e audit.

Another major item of the total CO₂e emissions are the emissions from purchased goods and services, which were included for the first time in 2021. Gas and water consumption and waste generation play a minor role in comparison. Since a large part of the described emissions listed is attributable to business operations, the average number of employees and not the square metre area of the administrative headquarters is used as a reference value for the presentation of the emission intensity.

GRI 302-1, 302-4, 305-1, 305-2, 305-3, 305-5

While the level of mobile working was particularly high in 2020 because of the COVID-19 pandemic and the energy demand at administrative headquarters was correspondingly lower, a mix of in-person and mobile working became established in 2021. This development and the increase in the number of employees at HAMBORNER REIT AG meant that the average utilisation rate and energy requirements at the site rose again compared to the previous year. In addition, weather-related factors increased the demand for heat in 2021, causing a rise in natural gas consumption.

In contrast, electricity consumption was significantly reduced, primarily a consequence of the ongoing modernisation of our IT infrastructure. The acquisition of a new server and telephone system and the partial conversion from desktop computers to laptops produced a decrease in electricity consumption in 2021. The peak in electricity consumption in 2020 resulted from the parallel operation of the infrastructure that was required during the transition phase. >

EMISSION DATA FOR ADMINISTRATION AND ADMINISTRATIVE HEADQUARTERS**GRI 305-1, 305-2, 305-3, 305-4**

	Unit	2021	2020	Difference
SCOPE 1				
Natural gas	kg CO ₂ e	9,816.6	7,982.4	23.0%
Petrol (well to wheel)	kg CO ₂ e	24,629.6	19,572.7	25.8%
Diesel (well to wheel)	kg CO ₂ e	0.0	4,642.0	-100.0%
Total Scope 1	kg CO₂e	34,446.2	27,555.1	25.0%
SCOPE 2				
Electricity (certified green electricity, market-based)	kg CO ₂ e	0.0	0.0	
Total Scope 2	kg CO₂e	0.0	0.0	
SCOPE 3				
Cat. 01: Drinking water purchases	kg CO ₂ e	172.8	99.1	74.3%
Cat. 01: Purchased goods and services	kg CO ₂ e	105,627.1	82,997.9	27.3%
Cat. 02: Capital goods purchased	kg CO ₂ e	12,682.2	10,915.5	16.2%
Cat. 03: Upstream chain of purchased energy from electricity and natural gas	kg CO ₂ e	7,639.1	8,628.2	-11.5%
Cat. 05: Wastewater treatment	kg CO ₂ e	201.6	115.6	74.3%
Cat. 05: Waste disposal	kg CO ₂ e	297.9	297.9	0.0%
Cat. 06: Rail travel	kg CO ₂ e	1,651.5	817.9	101.9%
Cat. 06: Air travel	kg CO ₂ e	12,016.0	13,159.5	-8.7%
Cat. 07: Commuter traffic	kg CO ₂ e	34,141.8	35,817.2	-4.7%
Total Scope 3	kg CO₂e	174,430.1	152,849.0	14.1%
TOTAL				
Total	kg CO₂e	208,876.3	180,404.1	15.8%
EMISSION INTENSITY				
Average number of employees (EMP)		50	48	4.2%
Scope 1	kg CO ₂ e/EMP	688.9	574.1	20.0%
Scope 2	kg CO ₂ e/EMP	0.0	0.0	
Scope 3	kg CO ₂ e/EMP	3,488.6	3,184.4	9.6%
Total	kg CO₂e/EMP	4,177.5	3,758.4	11.2%

➤ In 2021, we rigorously pursued the objectives and measures for reducing greenhouse gas emissions presented in the previous year's report, including the conversion of our vehicle fleet to e-mobility. All diesel-powered vehicles were replaced in the reporting cycle, and the use of this fossil fuel has been completely stopped. When obtaining new vehicles, we choose either fully electric or hybrid technologies and have as of this time converted 85.7% of our fleet to these drive models. The last petrol-only vehicle still in our fleet will be phased out by the end of 2022, completing the targeted full conversion of the fleet to e-mobility. In addition, we promote e-mobility among our employees by offering electric or hybrid models as company vehicles.

Another positive contribution to the reduction of greenhouse gas emissions results from the use of online formats for appointments and from the prioritisation of rail travel, which in turn contributed to the reduction of air travel by almost one-third in 2021.

By tracking energy consumption at the site weekly and examining ways to save energy in our daily work, we lay the foundation for further reductions in consumption. Despite the determined efforts to reduce our CO₂e footprint, however, a completely emission-free use of our administration building is not possible.

We again cooperated with a renowned partner for CO₂e compensation (*cf. p. 52, chapter "CO₂e compensation"*) to compensate for the unavoidable remaining emissions of 2021. During the compensation process, the partner company prepared its own audit for the emissions to be compensated based on the consumption and volume data we had collected. Even though different emission factors were used, the two audit totals were almost identical. The service provider's result was used for calculation of the compensation. The amount of CO₂e emissions determined by this method amounted to 208.8 tonnes CO₂e.

CO₂e compensation

The climate strategy of HAMBORNER REIT AG is aimed first and foremost at reducing CO₂e emissions in the core business and along the operational value creation processes. Our efforts in this regard are intended to reduce successively the greenhouse gas emissions caused by our business activities. Nevertheless, the successful continuation of our business activities is currently not possible without the generation of residual emissions.

Acknowledgement of this unavoidable factor prompted us last year to begin compensating for the emissions generated at our administrative headquarters in Duisburg by investing specifically in certified climate protection projects. In 2021, our activities in this regard compensated more than 208 tonnes CO₂e.

How does CO₂e compensation work? The emissions of a company determined during a CO₂e audit are recalculated according to a standard market cost rate and an equivalent financial climate protection contribution is set. This contribution is invested via a non-profit partner company in international development projects that promote the expansion of renewable energy systems in developing countries.

Benefits are threefold: global CO₂e emissions are reduced, the local economy is supported and access to clean and continuously available energy is secured.

GREEN ELECTRICITY FROM HYDROPOWER IN HONDURAS

This year, we decided to cooperate with a recognised non-profit climate protection organisation that conducts climate protection projects worldwide with local partners for the expansion of renewable energy and energy efficiency technologies. Specifically, we support a project for environmentally-friendly hydropower use in Honduras: a small hydropower plant operated by the compensation provider and the local company Consorcio de Inversiones S.A. (CISA) produces climate-friendly electricity in Intibucá, a remote region in Honduras near the border with El Salvador.

The hydropower plant is located on the Intibucá River and is four kilometres outside the town of La Esperanza. It was possible to use previously existing structures, so the environmental impact of the power plant itself is minimal, unlike in some hydropower projects; due to the high gradient of the river on which the power plant is located, only a comparatively small reservoir is needed to operate the turbines. Moreover, there was no need to flood any additional areas for the construction; instead, an existing dam was restored to operation.

The benefits of the power plant for the local people, on the other hand, are high: four villages were connected to the power grid for the first time. Previously, the inhabitants used primarily wood from the rainforests and mountain forests of the region for cooking and diesel for electricity generation. The power plant feeds green electricity into the national grid all year round and is a stabilising factor. Its capacity of 13.8 MW supplies approximately 25,000 households with clean, renewable electricity, and the plant also provides jobs to numerous people in the region.

✎ www.atmosfair.de/de/en/climate-protection-projects/hydro_power/honduras/



Sustainable employer

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Employee survey

GRI 102-8

Today, the demands on a sustainable employer are manifold and go beyond classic criteria such as remuneration structures and career opportunities. For one, they include sustainability activities in the core business that employees want to perceive and support and that at the same time stand for the integrity of the company and the sustainability of the business model. For another, criteria such as equal opportunity and diversity are increasingly critical for the profile of a sustainable and attractive employer.

During the regular review of our key sustainability issues, we again critically examined our responsibility as an employer and confirmed employee development as a key field of action. The measurement of success in this sector is in many cases based on specific data. In the following, we summarise the key data and information relevant for sustainability in the 2021 reporting cycle. More detailed information and key figures can be **downloaded from our website** [🔗](#).

We conducted once again an employee survey last year that provided us direct feedback on sustainable performance and attractiveness as an employer and on optimisation potential. The results of the survey were again representative as the participation rate of 69.6% (2020: 75.0%) was truly satisfying.

As in the previous year, we recorded a high employee satisfaction rate of 90.9% (2020: 81.8%) in the survey. This excellent result meant that we had achieved our target of a satisfaction rate of at least 85%, originally set for 2023, in 2021.

The employees' identification with the company remained at a high level as was reflected in the fact that 97.0% (2020: 97.0%) of the participants again stated that a successful future for HAMBORNER REIT AG was important to them. The survey result on staff self-efficacy was also very encouraging as 93.9% (2020: 84.9%) of the respondents said they saw a clear contribution of their work to the success of HAMBORNER REIT AG.

We were able to post another positive development concerning the aspect of employer attractiveness. While in 2020 66.7% of employees described HAMBORNER REIT AG as an attractive company, 78.8% of those surveyed gave this response in 2021.

Nevertheless, we will seek to continue the dialogue with our employees on this topic and identify additional measures that will further strengthen HAMBORNER's attractiveness as an employer. Our intent is to continue conducting employee surveys on an annual basis in future and to incorporate the findings into the further development of our sustainability strategy.

Human resources development

GRI 102-8, 401-1, 401-3

The many and varied challenges in our core business and our goals for continued growth inevitably result in the high importance of detailed and comprehensive human resources planning. We require a sufficient number of qualified and committed employees at every level and in every division of the company. Consequently, we will continue to review regularly our personnel capacities in the future, and the individual divisions and departments will adjust personnel as required by specific circumstances.

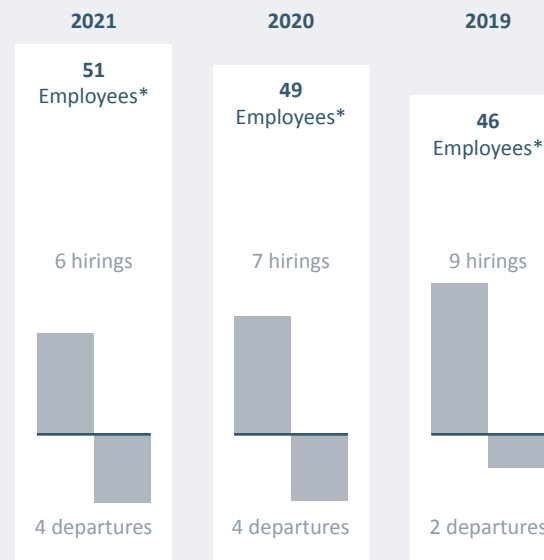
GRI 102-8, 401-1, 401-3

Including the members of the Managing Board and vocational trainees, HAMBORNER REIT AG employed a total of 51 at the end of 2021 (2020: 49). There were two members on the Management Board; seven people were employed at the second management level.

As in the previous year, all employees, with the exception of the Management Board members and the two vocational trainees, had employment contracts with indefinite terms. 47 employees worked in full-time positions (2020: 45) and two employees worked part-time (2020: 2). The number of vocational trainees remained unchanged in comparison with the previous year. Three employees were on parental leave in 2021 (2020: 5).

Employee fluctuation at HAMBORNER REIT AG remained consistently low in the past reporting year. The average length of service of employees at the end of 2021 was 8.2 years (2020: 9.2).

DEVELOPMENT OF THE WORKFORCE*



* Number of employees at the end of the year including Management Board and vocational trainees.

Training & professional development

GRI 404-1, 404-2

The expansion of the training and development programme and the continuous increase in training hours were also essential elements of our strategic sustainability programme in 2021.

Our advanced training initiative offers to all employees the opportunity to participate in individual personnel development measures. The competent department heads again conducted regular interviews with individual employees to identify the latter's specific needs and worked closely with the Management Board in determining the needs of the workforce.

This systematic approach assures our continued ability to satisfy our high standards of personnel development, and we were able collectively to identify the potential and interests of our employees, foster their skills and utilise their competencies even more effectively.

As a result of the intensification of advanced training measures, our employees attended an average of 22.1 hours of advanced training and further education courses in 2021 (irrespective of gender). This figure was 30.5% higher than the average value for 2020 (16.9 hours). The further education courses in the reporting period covered (among other areas) the topics of human resources management, building condition analysis, restoration concepts, commercial tenancy law, occupational safety, data protection and compliance.

Flexibilisation of work models

GRI 102-8

Another measure for the promotion of our employees and the positioning of HAMBORNER REIT AG as a modern employer is the creation of concepts to make working models more flexible; their development takes into account issues such as the compatibility of job and family along with sensible options for mobile working and individual part-time working arrangements. In 2021, the Management Board, the HR department and the works council cooperated closely with one another on the development of a comprehensive mobile working concept, which was implemented with the conclusion of a company agreement in August 2021.

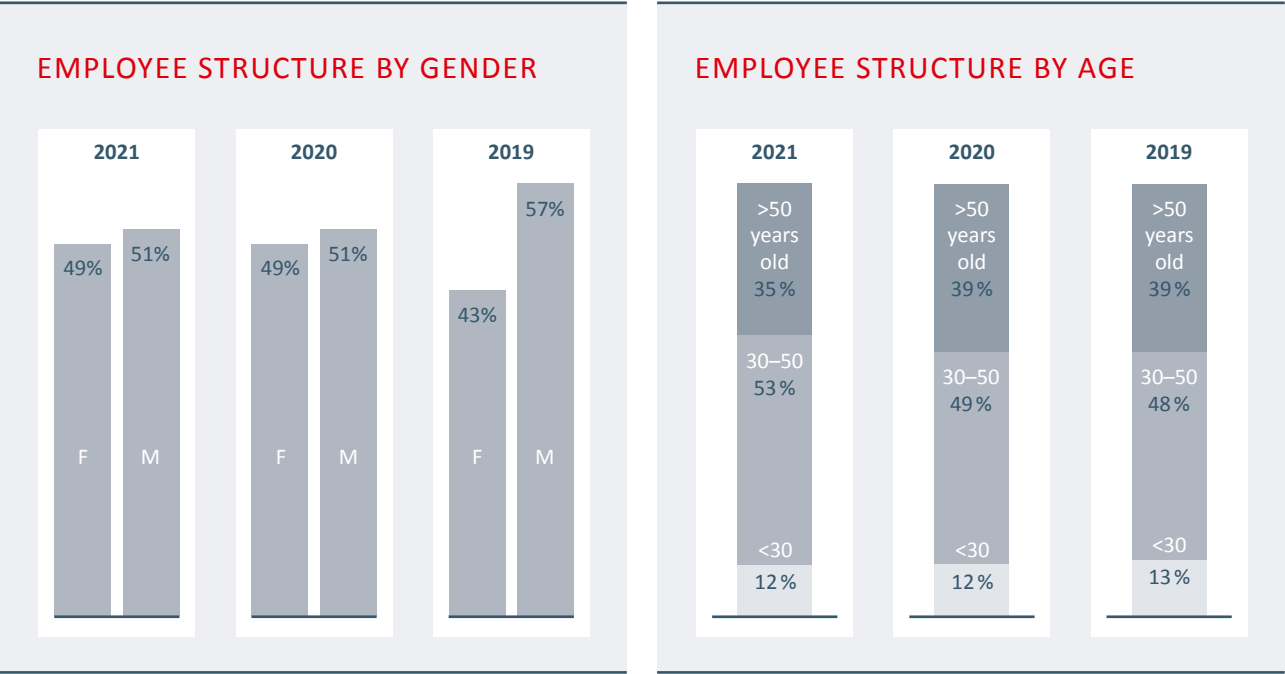
Equal opportunity & diversity

GRI 405-1, 406-1

Equal opportunity and diversity have traditionally enjoyed a high priority at HAMBORNER REIT AG. The equal treatment of our employees is continuously monitored and assured by observance of the principles and mechanisms of our corporate governance and by our (human resources) management. Our daily actions are guided by clear principles of ethics and integrity. These principles also dictate that no diversity dimension (gender, nationality, ethnicity, religion and belief, disability, age or sexual orientation and identity) should ever lead to any disadvantages for employees with regard to scope

of their duties and responsibilities or their remuneration. The effectiveness of our commitment in this area is reflected (among other things) by the fact that once again no cases of discrimination were reported during the reporting period.

The employee structure at HAMBORNER REIT AG is balanced in terms of gender distribution and age structure as illustrated in the charts below: ➤



> **GRI 405-1**

Three of the nine members of the HAMBORNER REIT AG Supervisory Board have been women since 2015, and the company has been in voluntary compliance with the gender quota required by section 96(2) first sentence of the Stock Corporation Act (Aktiengesetz; AktG) for seven years.

The Supervisory Board's target of a diversity ratio of at least 33.3% was also achieved at the Management Board level with the appointment of Sarah Verheyen as of 1st October 2022.

GRI 405-1, 405-2

For its part, the HAMBORNER REIT AG Management Board encourages the equal participation of women and men in management positions and has defined a target for the diversity ratio of 28.6% for the second management level. At this time, all employees at the second management level are male. This is in particular a consequence of the extremely low staff turnover in recent years and of the fact that no additional positions have been created within the second management level. Depending on the future staffing needs or any new management positions that must be filled, the fulfilment of the target quota must be seen as a future prospect.

GRI 102-35, 102-36, 102-38, 102-39, 405-2

The current imbalance between female and male managers is still reflected in the salary structure of our workforce. In the reporting year 2021, the average salary of women in the company was equivalent to 70.1% of the men's salaries (2020: 69.0%). This ratio has been calculated from a direct comparison of the average salary of all male and female employees, excluding the Management Board and vocational trainees.

If only that part of the workforce below the two management levels is considered, the average salary for female employees in 2021 was 82.5% of the men's salaries and represented an increase of three percentage points compared to the same period of the previous year (2020: 79.5%). Information about salary ratios within the second management level is not possible because all employees at this level are currently male.


We have decided against providing a breakdown by age structure and purviews because of the comparatively small size of the workforce and the related data protection concerns. We intend to eliminate gradually the present discrepancy in the remuneration structure in the future and will examine further measures and alternative courses of action to achieve this goal.

The salary ratios between the Management Board and the second and third staff levels were 32.7% and 18.5%, respectively, in the 2021 reporting period (2020: 30.7% and 18.2%).

GRI 102-35, 102-36, 102-37, 102-38, 102-39

With regard to the remuneration system and the remuneration structure for Management Board members, we strictly observe the transparency requirements established by lawmakers and the corresponding regulations for listed stock corporations. The Act on the Implementation of the Second Shareholders' Rights Directive ("ARUG II"), which entered into force on 1 January 2020, requires the supervisory boards of listed companies to adopt a clear and comprehensible system for the remuneration of management board members and to obtain regularly the approval of the general meeting.

The Management Board remuneration system, which was revised in 2020 and approved by the Supervisory Board, complies with the provisions of ARUG II and all recommendations of the German Corporate Governance Code. The 2021 Annual General Meeting approved the system by a significant majority.

The Supervisory Board remuneration system also complies with all legal requirements and governance standards and was also approved by a substantial majority at the 2021 Annual General Meeting. More detailed information about the remuneration systems for the Supervisory Board and the Management Board can be found in **the latest remuneration report** .

GRI 102-36, 102-41

HAMBORNER REIT AG is not bound by any collective bargaining agreements. Employee remuneration is based on the agreement of individual base salaries with employees that are dependent on the profile of the specific position. If necessary, we determine the equivalence of activities on the basis of the concrete requirements in each case. At the same time, we ensure that the above-mentioned diversity dimensions have no impact on the outcome of the negotiations. We observe the principle that all employees receive fair remuneration in line with market conditions; remuneration is regularly reviewed and, if necessary, adjusted to individual performance and qualifications or to changes in general conditions.

Health management & occupational safety

GRI 403-3, 403-4, 403-5, 403-6, 403-7, 403-9, 403-10

Special attention was again devoted to the action fields health management and occupational safety in the 2021 reporting cycle, intensified in particular because of the continuing COVID-19 pandemic. Thanks to the implementation of far-reaching preventive measures, which included a comprehensive hygiene concept and a temporary change to mobile working, we largely succeeded in containing the viral infection risks for our staff in 2021.

Internally, health management & occupational safety are the responsibility of our Occupational Safety Committee, which meets regularly and comprises our safety officer, the Management Board, a representative of the works council, the company physician and external safety experts.

The effectiveness of our preventive measures during the reporting cycle was reflected inter alia in the rate of absenteeism, which at 2.7% in 2021 was once again below the previous year's value (2.8%) and below the statistical average value in Germany (4.3% according to the National Association of Health Insurance Funds). The average number of sick days per employee of 4.8 was once again lower than in 2020 (6.6 days).

There were no cases of occupational illnesses or deaths in 2021. The injury rate was 0%, just as in the previous year.

We will continue to assign the highest priority to health management and occupational safety in the future. We will continue to initiate all measures necessary to ensure the health of our employees and provide them with a working environment in which they are protected from risks and hazards. We also rely on coordination and close cooperation with all employees to ensure that our high standards are met.

We prevent accidents and work-related illnesses by conducting specific prevention and training programmes. All employees receive regular training in the areas of occupational safety, fire prevention and health protection. Business trips are the only situation in which we have no control over various risk factors. We have taken out a group accident insurance policy (in supplement to the statutory accident insurance) for all employees who travel on business on behalf of HAMBORNER REIT AG to cover any such risks.

Working together for more sustainability

GRI 102-8, 102-43, 103-2

In 2021, we continued our efforts to raise awareness of challenges and crossover issues affecting the entire workforce as part of our sustainability management. The implementation of our sustainability strategy can succeed solely with constructive interaction and close cooperation. The strategic sustainability goals developed by our internal Sustainability Committee as well as other organisational and process-related measures, both general and specific to departments, were again discussed and maintained. Our employees will be expected to participate actively in the further development of our sustainability strategy and to be involved in key decision-making processes in the coming years just as in the past. Ultimately, the future goals must be understood, supported and achieved by all employees.



Our employees at our administrative headquarters and on-site at our properties work together to create sustainable value. Team spirit is a top priority – and its effectiveness is occasionally strengthened during common events for all in nature.



Social engagement & initiatives

In addition to the sustainability activities related to the operating business activities of HAMBORNER REIT AG documented in this report, we are committed to supporting social projects in the immediate and extended environment of our company.

GRI 102-12

We focus on charitable institutions and support projects. By supporting educational and research institutions, we also build a bridge to our industry with our social commitment — by supporting, for example, the Society for Real Estate Research (Gesellschaft für Immobilienwirtschaftliche Forschung; gif e. V.).

Our engagement going beyond the local and national levels takes the form of donations. In the current year, this included a monetary donation to a recognised aid organisation to provide financial and material support to the people suffering from the war in Ukraine.

GRI 203-1, 413-1

Being a real estate company, we directly influence the development of the social and urban environment. Our properties are an integral part of the infrastructure of cities and communities. To this extent, we regard our contribution to the development of cityscapes to be a social responsibility.

When carrying out modernisation and renovation actions, we always observe any and all legal provision regulating properties in the city centre and requiring preservation such as those guaranteeing the

protection of historical façades. As a rule, this secures the preservation of a uniform cityscape as well as the harmonious integration of our properties into their surroundings.

In addition, the leasing of our commercial properties contributes to securing local supply at our property locations. HAMBORNER's retail portfolio consists mainly of properties that are geared towards the extended local supply sector, in particular food retailing.

Memberships & initiatives

GRI 102-12, 102-13

As of 30 June 2022, HAMBORNER REIT AG held 67 properties in 47 different municipalities and cities in Germany. We maintain long-standing relationships with the local authorities and offices. We regularly participate in location-related business initiatives, interest groups and marketing measures to heighten further the attractiveness of the locations and the customer frequency at our properties.

Part of our involvement in the various organisations and initiatives is found in our contribution to the transformation of a sustainability-oriented real estate industry that takes its social responsibility seriously.

The Management Board and the employees at HAMBORNER REIT AG are also involved in various organisations, initiatives and interest groups such as the German Property Federation (ZIA e. V.), the European Public Real Estate Association (EPRA) and the Institute for Corporate Governance in the German Real Estate Industry (ICG). In 2021, we also joined the Alliance for Cyber Security.



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GRI Index

GRI 102-48, 102-49, 102-54, 102-55

The Sustainability Report of HAMBORNER REIT AG for the 2021 reporting cycle is based again on the Sustainability Reporting Standards of the Global Reporting Initiative (GRI). This report has been prepared in accordance with the GRI Standards “Core” option. It complies with GRI’s 2016 standards set, the 2018 standard on water and effluents

(303), the 2020 standard on waste (306) and the 2018 standard on occupational health and safety (403). In addition, governance information that goes beyond the minimum requirements of the above-mentioned reporting option has been integrated into the current report.

In the Sustainability Best Practices Recommendations (sBPR) and the Sustainability Guidelines, EPRA and the German Property Federation (Zentraler Immobilien Ausschuss, ZIA) also refer to individual GRI standards for documenting material topics. The following index

therefore provides a supplementary overview of which reporting standards are recommended by EPRA and ZIA.

The consumption, intensity and CO₂e emissions figures presented in this report differ from those in the EPRA table of indicators because EPRA Sustainability Best Practices Recommendations (sBPR) uses a property- and sector-specific approach, according to which only properties with fully available consumption data for all relevant media for at least one of the past two years are considered.

GRI STANDARD	DISCLOSURE	PAGE	EPRA	ZIA
GRI 101: FOUNDATION				
GRI 102: GENERAL DISCLOSURES				
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102-2	Activities, brands, products, and services	2, 26, 28, 30		
102-3	Location of headquarters	79		
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102-10	Significant changes to the organization and its supply chain	3, 11, 14		
102-11	Precautionary Principle or approach	3, 8, 9, 19, 32		
102-12	External initiatives	9, 25, 59		
102-13	Membership of associations	9, 59		
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102-14	Statement from senior decision-maker	3		
102-15	Key impacts, risks, and opportunities	3, 5, 9, 10		
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102-16	Values, principles, standards, and norms of behavior	7, 14, 32		
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102-22	Composition of the highest governance body and its committees	5, 7, 76	•	
102-23	Chair of the highest governance body	5		
102-26	Role of highest governance body in setting purpose, values, and strategy	5		
102-27	Collective knowledge of highest governance body	5		
102-29	Identifying and managing economic, environmental, and social impacts	3, 5, 18		
102-30	Effectiveness of risk management processes	3, 7, 8, 9, 11, 19		
102-31	Review of economic, environmental, and social topics	3, 5		
102-32	Highest governance body's role in sustainability reporting	5		
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102-38	Annual total compensation ratio	56		
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102-41	Collective bargaining agreements	56		
102-42	Identifying and selecting stakeholders	13, 15		
102-43	Approach to stakeholder engagement	4, 12, 13, 15, 26, 28, 45, 47, 58		
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102-53	Contact point for questions regarding the report	6, 79		
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102-56	External assurance	6		
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103-2	The management approach and its components	11, 12, 13, 19, 32, 46, 48, 58	•	•
103-3	Evaluation of the management approach	11, 12, 13, 19, 32	•	•

* This reference to GRI 103: Management Approach 2016 and the corresponding information on 103-1, 103-2 and 103-3 apply to all key issues covered in the content index.

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302-3	Energy intensity	34, 35, 40, 45, 49, 63, 69, 74		•	•
302-4	Reduction of energy consumption	12, 45, 47, 48, 50			
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305-2	Energy indirect (Scope 2) GHG emissions	10, 12, 32, 38, 39, 43-45, 48, 50, 70, 74		•	•
305-3	Other indirect (Scope 3) GHG emissions	32, 33, 38, 39, 43-45, 48, 50, 70, 74		•	
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305-5	Reduction of GHG emissions	4, 10, 12, 18, 25, 38, 45-48, 50			

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GRI 403: Occupational Health and Safety (2018)					
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403-6	Promotion of worker health	57			
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419-1	Non-compliance with laws and regulations in the social and economic area	8			

EPRA key figures

The consumption, intensity and CO₂e emissions figures presented in this report differ from those in the EPRA table of indicators because EPRA Sustainability Best Practices Recommendations (sBPR) uses a

property- and sector-specific approach, according to which only properties with fully available consumption data for all relevant media for at least one of the past two years are considered.

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

EPRA-CODE: ELEC-ABS

Performance Measure	Unit	GRI	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
TOTAL ELECTRICITY CONSUMPTION											
LANDLORD—OBTAINED	kWh/year	302–1	3,984,111.2	4,522,402.5	–11.9%	2,056,090.4	2,352,766.0	–12.6%	1,928,020.8	2,169,636.5	–11.1%
Share of renewable energy	%	302–1	94.0%	79.6%	18.0%	92.6%	78.1%	18.6%	95.5%	81.3%	17.4%
Number of analysed properties		302–1	23 out of 40	23 out of 50		12 out of 18	12 out of 28		11 out of 22	11 out of 22	
Analysed area	m²	302–1	230,165.4	230,165.4	0.0%	131,540.0	131,540.0	0.0%	98,625.4	98,625.4	0.0%
Proportion of total area	%	302–1	59.2%	54.3%	9.0%	65.3%	54.4%	20.0%	52.6%	54.2%	–2.9%
TENANT—OBTAINED	kWh/year	302–2	41,248,444.3	41,864,855.0	–1.5%	37,339,440.9	38,054,147.1	–1.9%	3,909,003.4	3,810,707.8	2.6%
Share of renewable energy	%	302–2	5.7%	5.7%	0.1%	4.7%	4.9%	–4.5%	15.3%	13.5%	13.4%
Number of analysed properties		302–2	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
Analysed area	m²	302–2	432,140.4	443,590.4	–2.6%	320,334.0	331,784.0	–3.5%	111,806.4	111,806.4	0.0%
Proportion of total area	%	302–2	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	–6.6%
WHOLE BUILDING	kWh/year	302–1/302–2	45,232,555.5	46,387,257.5	–2.5%	39,395,531.3	40,406,913.1	–2.5%	5,837,024.2	5,980,344.3	–2.4%
Share of renewable energy	%	302–1/302–2	13.5%	12.9%	4.4%	9.3%	9.2%	1.2%	41.8%	38.1%	9.7%
Number of analysed properties		302–1/302–2	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
Analysed area	m²	302–1/302–2	432,140.4	443,590.4	–2.6%	320,334.0	331,784.0	–3.5%	111,806.4	111,806.4	0.0%
Proportion of total area	%	302–1/302–2	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	–6.6%
LIKE-FOR-LIKE TOTAL ELECTRICITY CONSUMPTION											
LANDLORD—OBTAINED	kWh/year	302–1	3,984,111.2	4,522,402.5	–11.9%	2,056,090.4	2,352,766.0	–12.6%	1,928,020.8	2,169,636.5	–11.1%
Share of renewable energy	%	302–1	94.0%	79.6%	18.0%	92.6%	78.1%	18.6%	95.5%	81.3%	17.4%
Number of analysed properties		302–1	23 out of 37	23 out of 37		12 out of 17	12 out of 17		11 out of 20	11 out of 20	
Analysed area	m²	302–1	230,165.4	230,165.4	0.0%	131,540.0	131,540.0	0.0%	98,625.4	98,625.4	0.0%
Proportion of total area	%	302–1	61.9%	61.9%	0.0%	67.1%	67.1%	0.0%	56.1%	56.1%	0.0%
TENANT—OBTAINED	kWh/year	302–2	41,248,444.3	39,703,500.0	3.9%	37,339,440.9	35,892,792.1	4.0%	3,909,003.4	3,810,707.8	2.6%
Share of renewable energy	%	302–2	5.7%	6.0%	–5.1%	4.7%	5.2%	–9.9%	15.3%	13.5%	13.4%
Number of analysed properties		302–2	45 out of 61	45 out of 61		32 out of 39	32 out of 39		13 out of 22	13 out of 22	
Analysed area	m²	302–2	432,140.4	432,140.4	0.0%	320,334.0	320,334.0	0.0%	111,806.4	111,806.4	0.0%
Proportion of total area	%	302–2	74.4%	74.4%	0.0%	81.8%	81.8%	0.0%	59.2%	59.2%	0.0%
WHOLE BUILDING	kWh/year	302–1/302–2	45,232,555.5	44,225,902.5	2.3%	39,395,531.3	38,245,558.1	3.0%	5,837,024.2	5,980,344.3	–2.4%
Share of renewable energy	%	302–1/302–2	13.5%	13.5%	–0.4%	9.3%	9.7%	–4.2%	41.8%	38.1%	9.7%
Number of analysed properties		302–1/302–2	45 out of 61	45 out of 61		32 out of 39	32 out of 39		13 out of 22	13 out of 22	
Analysed area	m²	302–1/302–2	432,140.4	432,140.4	0.0%	320,334.0	320,334.0	0.0%	111,806.4	111,806.4	0.0%
Proportion of total area	%	302–1/302–2	74.4%	74.4%	0.0%	81.8%	81.8%	0.0%	59.2%	59.2%	0.0%

EPRA-CODE: ELEC-LFL

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

			TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO			
Performance Measure		Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
TOTAL DISTRICT												
HEATING & COOLING CONSUMPTION												
EPRA CODE: DH&C-ABS	LANDLORD-OBTAINED	kWh/year	302-1	7,633,910.2	6,393,368.0	19.4%	2,924,100.0	2,463,386.0	18.7%	4,709,810.2	3,929,982.0	19.8%
	Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1	9 out of 17	9 out of 20		3 out of 5	3 out of 10		6 out of 12	6 out of 10	
	Analysed area	m²	302-1	131,075.4	131,075.4	0.0%	55,535.0	55,535.0	0.0%	75,540.4	75,540.4	0.0%
	Proportion of total area	%	302-1	69.1%	68.5%	0.8%	82.1%	66.1%	24.2%	61.9%	70.4%	-12.1%
	TENANT-OBTAINED	kWh/year	302-2	990,754.0	921,816.0	7.5%	990,754.0	921,816.0	7.5%	0.0	0.0	
	Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-2	2 out of 3	2 out of 3		2 out of 2	2 out of 2		0 out of 1	0 out of 1	
	Analysed area	m²	302-2	30,324.0	30,324.0	0.0%	30,324.0	30,324.0	0.0%	0.0%	0.0%	
	Proportion of total area	%	302-2	68.6%	68.6%	0.0%	100.0%	100.0%	0.0%	0.0%	0.0%	
	WHOLE BUILDING	kWh/year	302-1/302-2	8,624,664.2	7,315,184.0	17.9%	3,914,854.0	3,385,202.0	15.6%	4,709,810.2	3,929,982.0	19.8%
	Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1/302-2	10 out of 19	10 out of 22		4 out of 6	4 out of 11		6 out of 13	6 out of 11	
	Analysed area	m²	302-1/302-2	142,344.4	142,344.4	0.0%	66,804.0	66,804.0	0.0%	75,540.4	75,540.4	0.0%
	Proportion of total area	%	302-1/302-2	66.2%	65.7%	0.7%	84.6%	70.1%	20.8%	55.6%	62.3%	-10.9%
LIKE-FOR-LIKE TOTAL DISTRICT												
HEATING & COOLING CONSUMPTION												
EPRA CODE: DH&C-LFL	LANDLORD-OBTAINED	kWh/year	302-1	7,633,910.2	6,393,368.0	19.4%	2,924,100.0	2,463,386.0	18.7%	4,709,810.2	3,929,982.0	19.8%
	Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1	9 out of 14	9 out of 14		3 out of 4	3 out of 4		6 out of 10	6 out of 10	
	Analysed area	m²	302-1	131,075.4	131,075.4	0.0%	55,535.0	55,535.0	0.0%	75,540.4	75,540.4	0.0%
	Proportion of total area	%	302-1	77.3%	77.3%	0.0%	89.1%	89.1%	0.0%	70.4%	70.4%	0.0%
	TENANT-OBTAINED	kWh/year	302-2	990,754.0	921,816.0	7.5%	990,754.0	921,816.0	7.5%	0.0	0.0	
	Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-2	2 out of 3	2 out of 3		2 out of 2	2 out of 2		0 out of 1	0 out of 1	
	Analysed area	m²	302-2	30,324.0	30,324.0	0.0%	30,324.0	30,324.0	0.0%	0.0%	0.0%	
	Proportion of total area	%	302-2	68.6%	68.6%	0.0%	100.0%	100.0%	0.0%	0.0%	0.0%	
	WHOLE BUILDING	kWh/year	302-1/302-2	8,624,664.2	7,315,184.0	17.9%	3,914,854.0	3,385,202.0	15.6%	4,709,810.2	3,929,982.0	19.8%
	Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
	Number of analysed properties		302-1/302-2	10 out of 16	10 out of 16		22 out of 23	22 out of 23		11 out of 16	11 out of 16	
	Analysed area	m²	302-1/302-2	142,344.4	142,344.4	0.0%	85,859.0	85,859.0	0.0%	75,540.4	75,540.4	0.0%
	Proportion of total area	%	302-1/302-2	73.1%	73.1%	0.0%	92.7%	92.7%	0.0%	62.3%	62.3%	0.0%

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

			TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
TOTAL FUEL CONSUMPTION											
LANDLORD-OBTAINED	kWh/year	302-1	4,313,445.0	4,031,161.0	7.0%	1,606,102.0	1,999,253.0	−19.7%	2,707,343.0	2,031,908.0	33.2%
Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1	10 out of 18	11 out of 25		4 out of 8	5 out of 14		6 out of 10	6 out of 11	
Analysed area	m²	302-1	59,003.7	81,265.7	−27.4%	25,380.7	47,642.7	−46.7%	33,623.0	33,623.0	0.0%
Proportion of total area	%	302-1	40.2%	44.2%	−9.1%	30.5%	40.0%	−23.7%	52.8%	52.0%	1.5%
TENANT-OBTAINED	kWh/year	302-2	13,541,641.5	11,065,647.7	22.4%	13,334,434.9	10,897,736.1	22.4%	207,206.6	167,911.6	23.4%
Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-2	24 out of 28	25 out of 32		23 out of 27	24 out of 31		1 out of 1	1 out of 1	
Analysed area	m²	302-2	220,579.0	209,767.0	5.2%	217,936.0	207,124.0	5.2%	2,643.0	2,643.0	0.0%
Proportion of total area	%	302-2	81.4%	80.0%	1.8%	81.2%	79.8%	1.8%	100.0%	100.0%	0.0%
WHOLE BUILDING	kWh/year	302-1/302-2	17,855,086.5	15,096,808.7	18.3%	14,940,536.9	12,896,989.1	15.8%	2,914,549.6	2,199,819.6	32.5%
Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1/302-2	33 out of 43	35 out of 54		26 out of 32	28 out of 42		7 out of 11	7 out of 12	
Analysed area	m²	302-1/302-2	273,090.0	284,540.0	−4.0%	236,824.0	248,274.0	−4.6%	36,266.0	36,266.0	0.0%
Proportion of total area	%	302-1/302-2	74.3%	71.9%	3.3%	78.5%	75.5%	4.0%	54.7%	53.9%	1.4%
LIKE-FOR-LIKE											
TOTAL FUEL CONSUMPTION											
LANDLORD-OBTAINED	kWh/year	302-1	4,313,445.0	3,428,082.0	25.8%	1,606,102.0	1,396,174.0	15.0%	2,707,343.0	2,031,908.0	33.2%
Share of renewable energy	%	302-1	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1	10 out of 18	10 out of 18		4 out of 8	4 out of 8		6 out of 9	6 out of 9	
Analysed area	m²	302-1	59,003.7	59,003.7	0.0%	25,380.7	25,380.7	0.0%	33,623.0	33,623.0	0.0%
Proportion of total area	%	302-1	36.0%	36.0%	0.0%	30.5%	30.5%	0.0%	57.6%	57.6%	0.0%
TENANT-OBTAINED	kWh/year	302-2	12,526,474.8	10,024,605.5	25.0%	12,319,268.2	9,856,693.9	25.0%	207,206.6	167,911.6	23.4%
Share of renewable energy	%	302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-2	23 out of 27	23 out of 27		22 out of 26	22 out of 26		1 out of 1	1 out of 1	
Analysed area	m²	302-2	198,317.0	198,317.0	0.0%	195,674.0	195,674.0	0.0%	2,643.0	2,643.0	0.0%
Proportion of total area	%	302-2	79.7%	79.7%	0.0%	79.5%	79.5%	0.0%	100.0%	100.0%	0.0%
WHOLE BUILDING	kWh/year	302-1/302-2	16,839,919.8	13,452,687.5	25.2%	13,925,370.2	11,252,867.9	23.7%	2,914,549.6	2,199,819.6	32.5%
Share of renewable energy	%	302-1/302-2	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Number of analysed properties		302-1/302-2	33 out of 42	33 out of 42		26 out of 34	26 out of 34		7 out of 10	7 out of 10	
Analysed area	m²	302-1/302-2	273,090.0	273,090.0	0.0%	221,054.8	221,054.8	0.0%	36,266.0	36,266.0	0.0%
Proportion of total area	%	302-1/302-2	75.3%	75.3%	0.0%	67.2%	67.2%	0.0%	59.5%	59.5%	0.0%

EPRA CODE: FUELS-ABS

EPRA CODE: FUELS-LFL

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY ENERGY

			TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
BUILDING ENERGY INTENSITY											
LANDLORD-OBTAINED	kWh/year	302-3	66.2	62.1	6.6%	50.1	51.8	−3.4%	85.6	74.5	14.9%
Share of renewable energy	%	302-3	23.5%	24.1%	−2.5%	28.9%	26.9%	7.3%	19.7%	21.7%	−9.2%
Number of analysed properties		302-3	24 out of 42	24 out of 52		12 out of 18	12 out of 29		12 out of 24	12 out of 23	
Analysed area	m²	302-3	240,703.4	240,703.4	0.0%	131,540.0	131,540.0	0.0%	109,163.4	109,163.4	0.0%
Proportion of total area	%	302-3	59.0%	54.9%	7.4%	65.3%	53.6%	21.9%	52.9%	56.7%	−6.7%
TENANT-OBTAINED	kWh/year	302-3	129.1	121.4	6.3%	161.3	150.3	7.3%	36.8	35.6	3.5%
Share of renewable energy	%	302-3	4.2%	4.4%	−4.8%	3.4%	3.7%	−9.5%	14.6%	12.9%	12.5%
Number of analysed properties		302-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
Analysed area	m²	302-3	432,140.4	443,590.4	−2.6%	320,334.0	331,784.0	−3.5%	111,806.4	111,806.4	0.0%
Proportion of total area	%	302-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	−6.6%
WHOLE BUILDING	kWh/year	302-3	165.9	155.1	7.0%	181.8	170.9	6.4%	120.4	108.3	11.2%
Share of renewable energy	%	302-3	8.5%	8.7%	−2.3%	6.3%	6.5%	−4.0%	18.1%	18.8%	−3.7%
Number of analysed properties		302-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
Analysed area	m²	302-3	432,140.4	443,590.4	−2.6%	320,334.0	331,784.0	−3.5%	111,806.4	111,806.4	0.0%
Proportion of total area	%	302-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	53.5%	57.3%	−6.6%

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY EMISSIONS

			TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO				
Performance Measure			Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
EPRA CODE: GHG-DIR-ABS	TOTAL DIRECT GHG-EMISSIONS												
	SCOPE 1 (LOCATION-BASED)		t CO ₂ e/year	305-1	871.1	814.1	7.0%	324.4	403.8	-19.7%	546.8	410.4	33.2%
	Number of analysed properties			305-1	10 out of 18	11 out of 25		4 out of 8	5 out of 14		6 out of 10	6 out of 11	
	Analysed area		m ²	305-1	59,003.7	81,265.7	-27.4%	25,380.7	47,642.7	-46.7%	33,623.0	33,623.0	0.0%
	Proportion of total area		%	305-1	40.2%	44.2%	-9.1%	30.5%	40.0%	-23.7%	285.5%	281.2%	1.5%
EPRA CODE: INDIR-ABS	TOTAL INDIRECT GHG-EMISSIONS												
	SCOPE 2 (LOCATION-BASED)		t CO ₂ e/year	305-2	3,211.7	2,957.6	8.6%	1,457.1	1,368.4	6.5%	1,754.7	1,589.2	10.4%
	Number of analysed properties			305-2	24 out of 42	24 out of 52		12 out of 18	12 out of 29		12 out of 24	12 out of 23	
	Analysed area		m ²	305-2	240,703.4	240,703.4	0.0%	131,540.0	131,540.0	0.0%	109,163.4	109,163.4	0.0%
	Proportion of total area		%	305-2	59.0%	54.9%	7.4%	65.3%	53.6%	21.9%	51.4%	55.1%	-6.7%
	SCOPE 2 (MARKET-BASED)		t CO ₂ e/year	305-2	1,379.4	1,372.8	0.5%	432.7	494.6	-12.5%	946.7	878.2	7.8%
	Number of analysed properties			305-2	24 out of 42	24 out of 52		12 out of 18	12 out of 29		12 out of 24	12 out of 23	
	Analysed area		m ²	305-2	240,703.4	240,703.4	0.0%	131,540.0	131,540.0	0.0%	109,163.4	109,163.4	0.0%
	Proportion of total area		%	305-2	59.0%	54.9%	7.4%	65.3%	53.6%	21.9%	51.4%	55.1%	-6.7%
	SCOPE 3 (LOCATION-BASED)		t CO ₂ e/year	305-3	20,672.8	18,275.6	13.1%	18,942.0	16,799.8	12.8%	1,730.8	1,475.8	17.3%
	Number of analysed properties			305-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
	Analysed area		m ²	305-3	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%
	Proportion of total area		%	305-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	49.5%	53.0%	-6.6%
	SCOPE 3 (MARKET-BASED)		t CO ₂ e/year	305-3	19,247.4	16,997.9	13.2%	17,775.7	15,715.1	13.1%	1,471.7	1,282.7	14.7%
	Number of analysed properties			305-3	45 out of 65	47 out of 80		32 out of 40	34 out of 56		13 out of 25	13 out of 24	
	Analysed area		m ²	305-3	432,140.4	443,590.4	-2.6%	320,334.0	331,784.0	-3.5%	111,806.4	111,806.4	0.0%
	Proportion of total area		%	305-3	71.3%	68.2%	4.5%	80.7%	72.9%	10.6%	49.5%	53.0%	-6.6%
EPRA CODE: GHG-INT	GHG-EMISSIONS INTENSITY FROM BUILDING ENERGY CONSUMPTION (LOCATION-BASED)												
	landlord-obtained		kg CO ₂ e/m ² /year	305-4	17.0	15.7	8.2%	13.5	13.5	0.5%	21.1	18.3	15.1%
	tenant-obtained			305-4	47.8	41.2	16.1%	59.1	50.6	16.8%	15.5	13.2	17.3%
	whole building			305-4	57.3	49.7	15.3%	64.7	56.0	15.6%	36.1	31.1	16.0%
	GHG-EMISSIONS INTENSITY FROM BUILDING ENERGY CONSUMPTION (MARKET-BASED)												
	landlord-obtained		kg CO ₂ e/m ² /year	305-4	9.4	9.1	2.9%	5.8	6.8	-15.7%	13.7	11.8	15.9%
	tenant-obtained			305-4	44.5	38.3	16.2%	55.5	47.4	17.2%	13.2	11.5	14.7%
	whole building			305-4	49.7	43.2	15.0%	57.9	50.1	15.5%	26.5	23.0	15.3%

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY WATER

ENVIRONMENTAL KEY FIGURES / CATEGORY: WATER				TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
	Performance Measure	Unit	GRI	2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
EPRA CODE: WATER-ABS	TOTAL WATER CONSUMPTION	m³/year	303-5	145,412.9	146,858.3	−1.0%	103,530.5	103,630.8	−0.1%	41,882.4	43,227.4	−3.1%
	Number of analysed properties		303-5	61 out of 65	70 out of 80		36 out of 40	46 out of 56		25 out of 25	24 out of 24	
	Analysed area	m²	303-5	559,263.4	565,397.6	−1.1%	350,216.0	370,170.2	−5.4%	209,047.4	195,227.4	7.1%
	Proportion of total area	%	303-5	92.3%	87.0%	6.1%	88.2%	81.4%	8.4%	100.0%	100.0%	0.0%
EPRA CODE: WATER-LFL	LIKE-FOR-LIKE TOTAL WATER CONSUMPTION	m³/year	303-5	137,630.8	131,703.5	4.5%	97,382.6	89,861.1	8.4%	40,248.2	41,842.4	−3.8%
	Number of analysed properties		303-5	55 out of 61	55 out of 61		33 out of 39	33 out of 39		22 out of 22	22 out of 22	
	Analysed area	m²	303-5	505,083.7	505,083.7	0.0%	316,113.3	316,113.3	0.0%	188,970.4	188,970.4	0.0%
	Proportion of total area	%	303-5	87.0%	87.0%	0.0%	80.7%	80.7%	0.0%	100.0%	100.0%	0.0%
EPRA CODE: WATER-INT	BUILDING WATER INTENSITY	m³/m²/ year	303-5	0.3	0.3	0.1%	0.3	0.3	5.6%	0.2	0.2	−9.5%
	Number of analysed properties		303-5	61 out of 65	70 out of 80		36 out of 40	46 out of 56		25 out of 25	24 out of 24	
	Analysed area	m²	303-5	559,263.4	565,397.6	−1.1%	350,216.0	370,170.2	−5.4%	209,047.4	195,227.4	7.1%
	Proportion of total area	%	303-5	92.3%	87.0%	6.1%	88.2%	81.4%	8.4%	100.0%	100.0%	0.0%

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY WASTE

ENVIRONMENTAL KEY FIGURES / CATEGORY: WASTE

Performance Measure	Unit	GRI	TOTAL PORTFOLIO			RETAIL PORTFOLIO			OFFICE PORTFOLIO		
			2021	2020	Difference	2021	2020	Difference	2021	2020	Difference
TOTAL WEIGHT OF WASTE BY DISPOSAL ROUTE											
TOTAL	t/year	306-3	2,718.9	2,809.2	-3.2%	1,140.7	1,237.5	-7.8%	1,578.1	1,571.7	0.4%
Proportion reused	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Proportion recycled	%	306-4	54.8%	49.1%	11.7%	71.5%	60.6%	18.1%	42.7%	40.0%	6.7%
Proportion composting	%	306-4	1.1%	0.0%		2.7%	0.0%		0.0%	0.0%	
Proportion of material recovery	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Proportion incinerated (with and without energy recovery)	%	306-4/306-5	43.7%	50.9%	-14.1%	25.0%	39.4%	-36.5%	57.3%	59.9%	-4.5%
Proportion of landfill (with and without energy recovery)	%	306-5	0.3%	0.0%	671.6%	0.8%	0.1%	1,022.3%	0.0%	0.0%	-4.8%
Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
LIKE-FOR-LIKE TOTAL WEIGHT OF WASTE BY DISPOSAL ROUTE											
TOTAL	t/year	306-3	2,390.2	2,242.8	6.6%	872.7	730.4	19.5%	1,517.4	1,512.5	0.3%
Proportion reused	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Proportion recycled	%	306-4	55.4%	50.4%	9.9%	75.7%	72.9%	3.9%	43.7%	39.6%	10.5%
Proportion composting	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Proportion of material recovery	%	306-4	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	
Proportion incinerated (with and without energy recovery)	%	306-4/306-5	44.5%	49.5%	-10.1%	24.2%	27.0%	-10.7%	56.3%	60.4%	-6.9%
Proportion of landfill (with and without energy recovery)	%	306-5	0.1%	0.0%	58.5%	0.2%	0.1%	72.9%	0.0%	0.0%	-7.4%
Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%		0.0%	0.0%		0.0%	0.0%	

EPRA CODE: WASTE-ABS

EPRA CODE: WASTE-LFL

Differences refer to unrounded values

PORTFOLIO

ENVIRONMENTAL KEY FIGURES | CATEGORY CERTIFICATES

EPRA CODE: CERT-TOT				TOTAL PORTFOLIO		
	Performance Measure	Unit	GRI	2021	2020	Difference
	NUMBER OF SUSTAINABLY CERTIFIED ASSETS		CRE8	5 out of 65	5 out of 80	
	Total area	m ²	CRE8	606,180	650,050	-6.7%
	Total net capital value at the end of the year	€	CRE8	1,539,200,000	1,540,845,000	-0.1%
	NUMBER OF DGNB GOLD		CRE8	1	1	0.0%
	Proportion of total area	%	CRE8	1.7%	1.6%	7.2%
	Proportion of total net capital value	%	CRE8	2.2%	2.1%	4.8%
	NUMBER OF DGNB PLATINUM		CRE8	1	1	0.0%
	Proportion of total area	%	CRE8	0.9%	0.8%	7.2%
	Proportion of total net capital value	%	CRE8	1.1%	1.1%	0.1%
	NUMBER OF LEED PLATINUM		CRE8	3	3	0.0%
	Proportion of total area	%	CRE8	5.7%	5.3%	7.2%
	Proportion of total net capital value	%	CRE8	12.6%	12.1%	3.6%

Differences refer to unrounded values

ADMINISTRATION SITE DUISBURG

ENVIRONMENTAL KEY FIGURES

CATEGORY	EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
ENERGY	ELEC-ABS / ELEC-LFL	TOTAL ELECTRICITY CONSUMPTION - ADMINISTRATION SITE	kWh/year	302-1	110,957.0	130,500.0	-15.0%
		Share of renewable energy	%	302-1	100.0%	100.0%	0.0%
	DH&C-ABS / DH&C-LFL	TOTAL DISTRICT HEATING & COOLING CONSUMPTION - ADMINISTRATION SITE	kWh/year	302-1	0.0	0.0	
		Share of renewable energy	%	302-1	0.0%	0.0%	
	FUELS-ABS / FUELS-LFL	TOTAL FUEL CONSUMPTION - ADMINISTRATION SITE	kWh/year	302-1	49,083.0	39,912.0	23.0%
		Share of renewable energy	%	302-1	0.0%	0.0%	
	ENERGY-INT	BUILDING ENERGY INTENSITY - ADMINISTRATION SITE	kWh/m ² /year	302-3	98.2	104.5	-6.1%
		Analysed area	m ²	302-3	1,630.0	1,630.0	0.0%
EMISSIONS	GHG-DIR-ABS	TOTAL DIRECT GHG-EMISSIONS					
		Scope 1 (location-based)	t CO ₂ e/year	305-1	9,816.6	7,982.4	23.0%
	GHG- INDIR-ABS	TOTAL INDIRECT GHG-EMISSIONS					
		Scope 2 (location-based)	t CO ₂ e/year	305-2	47,711.5	49,590.0	-3.8%
		Scope 2 (market-based)	t CO ₂ e/year	305-2	0.0	0.0	
		Scope 3.13 (location-based)	t CO ₂ e/year	305-3	0.0	0.0	
		Scope 3.13 (market-based)	t CO ₂ e/year	305-3	0.0	0.0	
	GHG-INT	GHG-EMISSIONS INTENSITY FROM BUILDING ENERGY CONSUMPTION					
		(location-based) - administration site	t CO ₂ e/m ² /year	305-4	57,528.1	57,572.4	-0.1%
		(market-based) - administration site	t CO ₂ e/m ² /year	305-4	9,816.6	7,982.4	23.0%
WATER	WATER-ABS / WATER-LFL	TOTAL WATER CONSUMPTION	m ³ /year	303-5	720.0	413.0	74.3%
		BUILDING WATER INTENSITY	m ³ /m ² /year	303-5	0.4	0.3	74.3%
	WATER-INT	Analysed area	m ²	303-5	1,630.0	1,630.0	0.0%
WASTE	WASTE-ABS / WASTE-LFL	TOTAL WEIGHT OF WASTE	t/year	306-3	13.9	13.9	0.0%
		Proportion reused	%	306-4	41.0%	41.0%	0.0%
		Proportion recycled	%	306-4	12.3%	12.3%	0.0%
		Proportion composting	%	306-4	0.0%	0.0%	
		Proportion of material recovery	%	306-4	0.0%	0.0%	
		Proportion incinerated (with and without energy recovery)	%	306-4/306-5	46.6%	46.6%	0.0%
		Proportion of landfill (with and without energy recovery)	%	306-5	0.0%	0.0%	
		Proportion of other disposal methods	%	306-4/306-5	0.0%	0.0%	
CERTIFICATION	CERT-TOT	TYPE AND NUMBER OF SUSTAINABLY CERTIFIED ASSETS		CRE8	0.0%	0.0%	

Differences refer to unrounded values

HAMBORNER REIT AG

SOCIAL KEY FIGURES | CATEGORY EMPLOYEES

EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
DIVERSITY-EMP	EMPLOYEE GENDER DIVERSITY					
	Supervisory Board, proportion of female employees	%	405-1	33.3%	33.3%	0.0%
	Supervisory Board, proportion of male employees	%	405-1	76.7%	76.7%	0.0%
	Executive Board, proportion of female employees	%	405-1	0.0%	0.0%	
	Executive Board, proportion of male employees	%	405-1	100.0%	100.0%	0.0%
	Management level, proportion of female employees	%	405-1	0.0%	0.0%	
	Management level, proportion of male employees	%	405-1	100.0%	100.0%	0.0%
	Employees, proportion of female employees	%	405-1	59.5%	60.0%	-0.8%
	Employees, proportion of male employees	%	405-1	40.5%	40.0%	1.2%
	Employees below management level, proportion of female employees	%	405-1	51.0%	51.1%	-0.1%
	Employees below management level, proportion of male employees	%	405-1	49.0%	48.9%	0.1%
DIVERSITY-PAY	GENDER PAY GAP OF FEMALE VERSUS MALE EMPLOYEES					
	Management level	%	405-2	n/a	n/a	
	Non-Management employees	%	405-2	-17.5%	-20.5%	-14.5%
	Employees with similar tasks	%	405-2	n/a	n/a	
EMP-TRAINING	AVERAGE NUMBER OF TRAINING HOURS PER EMPLOYEE	hours/year	404-1	22.1	16.9	30.5%
EMP-DEV	PROPORTION OF EMPLOYEES WITH REGULAR PERFORMANCE APPRAISALS	%	404-3	78.4%	83.7%	-6.3%
EMP-TURNOVER	EMPLOYEE TURNOVER					
	Number of new hires		401-1	6.0	7.0	-14.3%
	Proportion of new hires	%	401-1	11.8%	14.3%	-17.6%
	Number of employees leaving the company		401-1	2.0	4.0	-50.0%
	Proportion of employees leaving	%	401-1	3.9%	8.2%	-52.0%
H&S-EMP	EMPLOYEE HEALTH AND SAFETY					
	Injury rate	%	403-2	0.0%	0.0%	
	Lost day rate	%	403-2	0.0%	0.0%	
	Absentee rate	%	403-2	2.3%	3.2%	-27.6%
	Number of work-related fatalities		403-2	0.0	0.0	

Differences refer to unrounded values

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SOCIAL KEY FIGURES | CATEGORY ASSETS

EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
H&S-ASSET	Asset health and safety assessments	%	416-1	0.0%	0.0%	
H&S-COMP	Asset health and safety compliance		416-2	n/a	n/a	
COMTY-ENG*	Assets with implemented community engagement, impact assessments and development programs	%	413-1	n/a	n/a	

* Company-wide programs to engage local communities can be found in the „Community Involvement & Initiatives“ section of this report. There is currently no quantifiable data on this at the level of individual assets, this will be collected in the future.

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KEY FIGURES GOVERNANCE

EPRA CODE	Performance Measure	Unit	GRI	2021	2020	Difference
GOV-BOARD	Number of Supervisory Board members		102-22	9.0	9.0	0.0%
	Number of Executive Board members		102-22	2.0	2.0	0.0%
	Average tenure of members on the Supervisory Board	years	102-22	5.4	4.4	22.5%
	Average tenure of members on the Executive Board	years	102-22	8.0	7.0	14.3%
	Number of Supervisory Board members with competencies relating to environmental and social topics.		102-22	3 out of 6	3 out of 6	
GOV-SELECT	Procedures for nomination and selection of the Supervisory Board	Process description	102-24	Rules of Procedure § 1, § 2	Rules of Procedure § 1, § 2	
GOV-COL	Procedures for managing conflicts of interest of the Supervisory Board	Process description	102-25	Rules of Procedure § 4	Rules of Procedure § 4	

Differences refer to unrounded values

Glossary

CO₂

Carbon dioxide is a gas that is produced primarily during the combustion of fossil fuels. The increase of CO₂ in the atmosphere is viewed as one of the leading causes of climate change.

CO₂e

Carbon dioxide equivalent incorporates various greenhouse gases into a common unit of measurement. The Kyoto Protocol defines a number of greenhouse gases, including carbon dioxide, methane, nitrous oxide (laughing gas), hydrofluorocarbons, perfluorocarbons and sulphur hexafluoride. CO₂e indicates the equivalent amount of CO₂ for the various gases.

Compliance

A term used to describe companies' observance of rules and laws, i.e. compliance with laws, directives and voluntary codes. In this sense, compliance can also be understood as a component of sustainability management. At the same time, it represents a clear boundary marker to voluntary sustainability activities going beyond legal requirements that companies implement to ensure their social acceptance. The growing number of rules and laws on sustainability in recent years has caused this dividing line to shift significantly.

Corporate governance

Corporate governance stands for standardised principles and the legal and factual framework of responsible corporate management. In a narrower sense, the term stands for sustainable corporate management. In Germany, the Government Commission on the German Corporate Governance Code describes the entirety of the principles and measures for compliance with certain rules and for the avoidance of breaches of the rules as a compliance management system.

German Sustainable Building Council (DGNB)

The DGNB is a non-profit organisation whose objective is the transformation of the construction and real estate market toward a coherent understanding of quality as the basis for responsible, sustainable action.

ESG

The abbreviation stands for the terms environment, social, governance and is related to the three-pillar model, which states that sustainable development can be achieved solely through the simultaneous achievement of environmental, social and economic goals. ESG focuses additionally on corporate governance (G = governance). In a narrower sense, ESG outlines non-financial factors, issues and criteria that are taken into account in investment processes and can have a material impact on the financial performance of companies and portfolios. ESG has become firmly established primarily in the financial sector, but has recently spread to encompass other sectors.

European Public Real Estate Association (EPRA)

The EPRA is a European association of listed real estate companies. Financial analysts, investors, chartered public accountants and consultants as well as companies are represented. The EPRA publishes the Sustainability Best Practices Recommendations (SBPR) as a reference framework for sustainability management and reporting in the real estate industry, .

Society for Real Estate Research (gif e. V.)

The gif promotes research and teaching in the real estate industry. It builds bridges between academia and business, creates standards to increase market transparency and drives the professionalisation of the industry.

Global Emission Model of Integrated Systems (GEMIS)

The GEMIS is a freely available computer model with an integrated database for lifecycle and ecological auditing, including material flow and CO₂e audit data. GEMIS was developed by the Öko-Institut; the database provides, among other things, emission factors that are widely used as reference values in Germany and Europe.

Global Reporting Initiative (GRI)

The initiative develops globally recognised sustainability reporting guidelines by involving a wide range of stakeholders and regularly adapts its guidelines to changing market and general conditions. GRI is a partner of the United Nations Environment Programme (UNEP). The GRI secretariat is based in Amsterdam.

Green finance

As used in the financial sector, this term encompasses all instruments and products that take sustainability into account and/or promote it, usually with a focus on climate protection and environmental compatibility.

Greenhouse Gas Protocol (GHG Protocol)

The GHG Protocol is a globally recognised standard for quantifying and managing greenhouse gas emissions that is used by numerous companies from various industries, NGOs and governments. The reporting framework is complemented by recommendations for the realisation of emission reduction projects.

Green Lease

Green leases are rental agreements in which the parties agree on criteria to promote sustainability in the operation, use and, if applicable, further development of real estate. While green leases are still the exception in Germany, they have already become the standard in countries such as France, the UK and the USA.

Institute for Corporate Governance in the German Real Estate Industry (ICG)

The Institute has set itself the goal of developing and establishing principles of transparent and professional corporate management in the real estate industry.

Leadership in Energy and Environmental Design (LEED)

A globally recognised method developed by the US Green Building Council to classify and certify sustainable or environmentally high-performance buildings.

Like-for-like approach

Changes in the portfolio resulting from acquisitions and disposals may result in significant deviations from the previous year's numbers when considering key figures. The calculation of like-for-like figures takes into account the changes in the portfolio. The additional like-for-like approach provides meaningful information during the analysis of the performance of real estate portfolios.

Sustainability

From a company's perspective, the term stands for the consideration of ecological, economic and social aspects related to its own entrepreneurial activities (core business) and to upstream and downstream processes.

Real Estate Investment Trust (REIT)

Listed and fiscally transparent companies that invest exclusively in commercial real estate. REITs give investors the opportunity to invest indirectly in real estate by purchasing shares in the trust. Most of the profits are disbursed. Taxes are levied exclusively at the investor level (tax transparency).

Government Commission on the German Corporate Governance Code

The Government Commission set up by the Federal Ministry of Justice in September 2001 adopted the first version of the German Corporate Governance Code on 26 February 2002; it has been regularly amended since that time.

Sustainable Development Goals (SDGs)

The SDGs are 17 political objectives of the United Nations that are intended to ensure sustainable development at the economic, social and ecological levels worldwide. They are at the heart of the United Nations' 2030 Agenda for Sustainable Development, published in 2015 and official policy since 2016. Suitable KPIs that clearly indicate the extent to which companies can have a direct or indirect impact on the pursuit and achievement of these goals through their business activities are developed at company level.

Stakeholder

The term refers to all (relevant) persons, groups or institutions that are directly or indirectly affected by the activities of a company or have an interest in its activities. Stakeholders can influence the company and should be involved in strategic decisions. The stakeholder approach is an important element especially during the development of ESG/sustainability strategies.

Statistical Office of the European Union (Eurostat)

Eurostat is the administrative unit of the European Union (EU) for the preparation of official European statistics, including CO₂e emissions in various sectors and processes.

Task Force on Climate-related Financial Disclosures (TCFD)

The TCFD is an initiative of the FSB (Financial Stability Board), an international body established with the support of G20 members to promote international financial stability. Its primary purpose is to identify information required by investors, lenders and insurers to assess and evaluate adequately climate-related risks and opportunities.

Central Real Estate Committee (ZIA)

The ZIA is the umbrella organisation of the German real estate industry. It bundles and comprehensively represents the interests of its members during the determination of policies for the public, politics and administration. The association also supports the industry in sustainability issues, among other things by publishing a practical guide for effective social action in the German real estate industry.

Legal information

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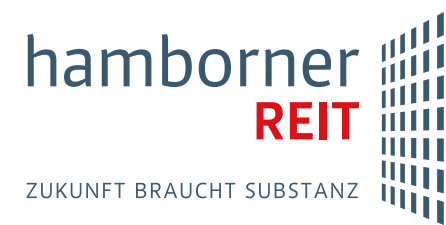
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Forward-looking statements

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