ENVIRONMENTAL, SOCIAL & GOVERNANCE (ESG) CONSIDERATIONS

Consolidated ESG strategy is shown to be accretive to returns

Challenge: Setting up successful ESG Strategies for our real estate portfolios and ensuring positive measurable ESG impacts while generating strong financial returns

Current Environmental considerations in DD

- Quality of the property (material used, location, design, resilience and flexibility)

- Ratings or energy efficiency certificates

Intentionality

- The intention is to have a positive social and/or environmental impact through our investments where possible

Current Social considerations in asset management

- Implement moderated rental increases

- Cap rents in line with the current regulations

- Lowering living costs with active implementation of energy-saving measures

Measurability

- The commitment to try to measure and report the social and environmental performance and progress of underlying investments, ensuring transparency and accountability

- Reporting to GRESB

ESG INITIATIVES AS PART OF VALUE CREATION

Example of ESG initiatives in the current portfolio

Architects of Value with ESG in mind

Wallstraße – Berlin
An office asset located in Mitte

Optimum Value-Add
Energy-saving measures and the use of durable materials

ESG implementations
Upgraded electrical system and replacement of the lighting in all public areas using LED-lamps

Gustav Adolf Strasse – Berlin
A typical office building in a sought-after neighbourhood

Optimum Value-Add
Social considerations through cooperating with the city of Berlin and providing housing to refugees

ESG implementations
51% of the total area leased to the City of Berlin for the accommodation of refugees

Landgrafenstraße – Berlin
Prime located residential property with landmark architectural features

Optimum Value-Add
ESG focus starting in the IC process

ESG implementations
Business plan includes a roof insulation and replacement of buildings water tanks

Buy core+ risk. Optimise. Deliver value add return.

OPTIMUM
asset management
Architects of Value