

Sustainability requirements for projects

Current instructions

Date / Version	Scope	Process owner	Approved by
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1. Introduction

This document provides information about the applicable sustainability requirements and processes for the project portfolio of Ina Invest AG.

2. Sustainability requirements

Ina Invest AG has set itself the goal of maintaining the most sustainable investment portfolio in Switzerland. The assessment of sustainability is based on the GRESB standard (Global Real Estate Sustainability Benchmark). The following requirements count for all Ina Invest projects.

2.1. Project evaluation GeNaB® / SNBS Pre-Check

In order to ensure a high sustainability standard of all projects and to gain additional competitive advantages when purchasing land, each project is evaluated and optimized with regard to sustainability.

For new buildings with residential use: GeNaB®

- Every project with residential use is evaluated and verified on the basis of the Implenia evaluation tool GeNaB®. The evaluation is carried out by the project manager together with relevant parties, followed by a verification of the Implenia Global Sustainability Department.
- The first GeNaB®-evaluation creates a basis for the investment decision (see also next point) and is carried out in the acquisition phase. In order to prevent a deterioration of the evaluation along the project progress, three further evaluations are conducted at the beginning of the pre-project phase, at the end of the construction phase and at the end of the realization phase.
- As a requirement for the investment decision, each future project with residential use must achieve at least 9 of 12 possible points in the GeNaB® evaluation.

For new buildings with office and commercial use as well as for all modernization projects: SNBS Pre-Check

- Every project with office or commercial use and each modernization project is evaluated on the basis of the SNBS Pre-Check¹. The evaluation is carried out by the project manager together with relevant parties including the Implenia Global Sustainability Department.
- The SNBS Pre-Check evaluation is included in the investment decision and is carried out once in the acquisition phase.
- For the investment decision the project manager can present an SNBS Pre-Check rating preferable with a Gold standard but at least with a Silver standard. Whether the project will be developed and

¹ Only available in German and French.



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implemented according to SNBS standards or whether a different label will be used is determined at the start of the pre-project phase.

2.2. Labels

In order to officially substantiate the high sustainability standard of a project and make it measurable, each project should be certified according to a national or international sustainability label. Recognized sustainability labels in development, execution and operation (see appendix) are positively rated by the GRESB evaluation and are thus important for a good overall result across the portfolio. Preferably the Swiss Standard SNBS is to be pursued for its comprehensiveness of sustainability requirements, its methodology and flexibility.

- All projects are included in the cross-portfolio evaluation of the GRESB standard in the development, realization and operation phase. The GRESB evaluation is conducted annually by Ina Invest.
- During preliminary studies, each future project is examined to determine which sustainability label recognized by GRESB (preferably SNBS or equivalent) should be implemented regarding prevailing project conditions and what implications this particular label has for the construction project. The examination and preparation of a basis of decision is carried out by the project manager in cooperation with the Implemia Sustainability Department. The final decision is taken by Ina Invest.
- Further information on the labels recognized by GRESB can be found in the Appendix.

2.3. Materialization

When choosing materials and products, the main focus is on a low environmental impact (grey energy and greenhouse gas emissions) and high health standards. Criteria such as buying regional (short delivery routes), recycling content, renewable materials (e.g. wood), VOC content and formaldehyde are taken into account in the decision.

- The requirements of the Ina Invest material exclusion list apply to the development and realization.
- For the facade and supporting structure, materials with a low environmental impact in terms of type and quantity are applied. The methodology of the [SIA Efficiency path](#) applies. For the interior work, products that meet high health criteria are used. Technical feasibility and cost analysis form the basis for the decision of Ina Invest AG on materialization.
- Further material-specific requirements are derived from the pursued sustainability label.
- In order to provide transparency all used materials are registered on a material database by means of an extract from the BIM model at the end of the realization phase.

2.4. Measurement concept

Ina Invest AG's measurement concept is implemented for each project to automatically collect data and continuously optimize consumption during operation.

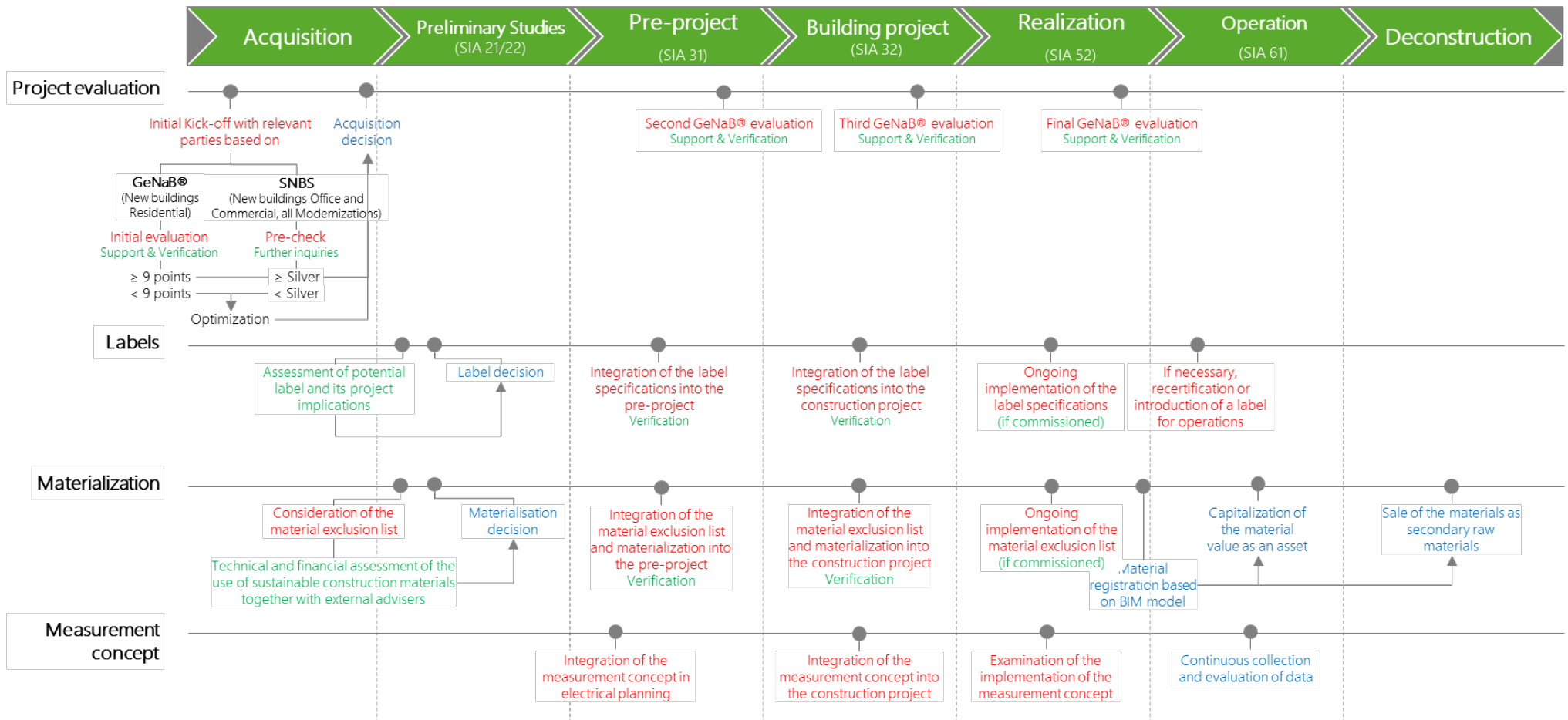
- The consumption of energy (incl. CO₂ emissions), water and waste is measured.
- The project-specific measured values are included in an annual overall assessment as part of the GRESB certification.



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3. Process

Ina Invest
Project Manager Implenia
Implenia Sustainability Department





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4. Appendix

4.1. Sustainability labels recognized by GRESB

The GRESB assessment rewards the certification of a project according to a recognized construction or operation label. The more holistically a label covers the topic of sustainability (environment, society, governance), the more points are awarded. Pure energy labels such as Minergie, GEAK or HPE therefore receive fewer points than holistic sustainability labels such as SNBS or DGNB. The latter should therefore be given preference wherever possible. The labels commonly used in Switzerland are highlighted in bold below. The 2000-watt site label is still in the process of being recognized by GRESB.

4.1.1. Development and execution

- ABINC Certification for Urban Development and Shopping Centre
- Austin Energy Green Building
- BCA Green Mark New Buildings
- BEAM Plus Interior
- BEAM Plus New Buildings
- BERDE New Construction
- BERDE Retrofits and Renovations
- BREEAM Code for Sustainable Homes
- BREEAM Domestic Refurbishment
- BREEAM New construction
- BREEAM Refurbishment and Fit-out
- Build it Green GreenPoint Rated, New Home
- Built Green
- CALGreen
- CASBEE New Construction
- CASBEE Renovation
- CASBEE Wellness Office
- China Green Building Label/GB/T 50378-2014
- CyclingScore
- DBJ Green Building Certification - Plan Certification
- DGNB New Construction
- EarthCheck Sustainable Design
- EarthCraft
- EDGE Excellence in Design for Greater Efficiencies
- Enterprise Green Communities
- Fitwel Design
- Florida Green Building Certification
- G-SEED
- GPR Building
- GRIHA/Green Rating for Integrated Habitat Assessment
- Green Building Index (GBI) New Construction
- Green Globes New Construction
- Green Globes Sustainable Interiors



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- GreenStar Communities
- GreenStar Design & As Built
- GreenStar Interiors
- Green Star NZ Design & As Built
- Green Star NZ Interiors
- Green Star SA Design & As Built
- GreenShip New Building
- Home Quality Mark (HQM)
- Housing Performance Indication System - Housing Performance Evaluation
- IGBC Green Homes
- IGBC Green New Building
- IGBC Green SEZs
- LEED Building Design and Construction (BD + C)
- LEED Interior Design and Construction (ID +C)
- LEED Neighborhood Development (ND)
- LEED for Homes
- LOTUS Interiors
- LOTUS New Construction
- MINERGIE
- MINERGIE ECO
- Miljöbyggnad New Buildings
- NF HQE Tertiary Buildings - New or Renovation
- NGBS National Green Building Standard
- Passiefwoning
- SGBC Green Building EU
- Green Star NZ - Interiors
- Passiefwoning
- SGBC Miljöbyggnad - New Buildings
- SGBC Green Building EU
- SKA Rating
- SMBC Sustainable Building Assessment New Buildings
- Swiss Sustainable Building Standard (SNBS)
- Svanen Miljömärkta
- TREES
- Toronto Green Standard Tier 2
- WELL Building Standard

4.1.2. Operation

- EU EPC
- NABERS Energy
- Energy Star Certified
- Arc Energy Performance Certificate
- Arc Energy Performance Score
- BBC Effinergy
- BBC Effinergie Rénovation
- BCA BESS (Building Energy Submission System) Benchmarking



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- BELS
- BEPOS Effinergy
- BEPOS+ Effinergy
- Building Energy Rating (BER) Certificate
- DPE (Energy Performance Diagnosis)
- Energy certificate - Norway
- Energy Declaration - Sweden
- Energy Index - NL
- Energy Star Portfolio Manager
- EnEV energy certificates
- Fannie Mae Energy Performance Metric
- GEAK
- Green Star Performance Energy Certificate
- HKGOC - Energywie Certificate
- HPE (High Energy Performance)
- NABERS Co-Assess
- NatHERS
- OID Taloen Benchmarking
- Ontario EWRB
- SIA 2031 Energy Certificate
- Superior Energy Performance 50001
- THPE (Very High Energy Performance)
- TMG Tokyo Small and Medium Scale Facilities
- TMG Tokyo Top-level Facility

5. Version history

Date	Version	Adapted by	Approved by
15.05.2020	V. 0.1	Initial production Nicolas Fries	Rolf Wagenbach
03.07.2020	V. 1.0	Adaptations by Nicolas Fries	Marc Pointet
25.09.2020	V. 1.1	Adaptations by Nicolas Fries	Marc Pointet