

SHAPING A SUSTAINABLE FUTURE

Sustainability Guidelines

Status: Q3 2025



ART INVEST
— REAL ESTATE —



Time for Change:

Summary of the New Guidelines

Value Creation and Governance

We ensure **long-term economic success** through **responsible management of capital and resources**. **Integrity, compliance, and proactive risk management** form the basis of our actions.

Energy and Environment

We are **consistently reducing** our **carbon footprint** and promoting **climate-resilient, resource-efficient properties**. By using **sustainable materials, renewable energies and innovative technologies**, we are creating lasting value.

People and Community

We create a **healthy, inclusive working environment** and encourage **engagement and social participation**. Through **vibrant neighborhoods and open stakeholder dialogue**, we strengthen communities and build long-term partnerships.

Future Viability and Innovation

We invest in **innovation**, promote **knowledge exchange**, continuously improve our **processes**, and adapt **flexibly to change**. This enables us to create **future-proof solutions** and actively shape industry standards.



Value Creation and Governance

Securing Long-Term Economic Success and Generating Attractive Returns

We focus on **long-term, stable growth** through **responsible management of capital and resources** in the best interest of our investors. In addition, we make targeted investments in future-oriented locations.

Ensuring Compliance and Upholding Fiduciary Responsibility

As fiduciaries, we ensure that all decisions are made in accordance with **recognized compliance standards** and responsible **corporate governance**.

Promoting Integrity and Demanding Ethical Business Conduct

A **values-driven corporate culture** with clear guidelines for transparency, anti-corruption, and responsible business practices is at the core of our identity.

Strengthening Resilience and Risk Management

We proactively manage market risks and view **crisis resilience** and **adaptability** as key drivers of sustainable economic success.

Implementing the “Manage to Sustainability” Strategy

By closely integrating economic and ecological factors, we shape **real estate assets** to be **resilient and future-proof**.

Embedding Sustainability as a Strategic Success Factor

We consistently integrate environmental, social, and governance (ESG) criteria into our **investment and management decisions as well as our corporate strategy**. Our ESG Committee enhances strategic steering and drives implementation at the C-level.



Energy and Environment

Reducing the Carbon Footprint

We take **responsibility** for our **carbon emissions** and **actively reduce** them at the corporate level. **Tailored decarbonization strategies** are implemented across the entire portfolio in alignment with national and EU-wide regulations.

Strengthening Climate Resilience and Urban Ecosystems

To enhance the **resilience of buildings and locations**, climate risk analyses and adaptation strategies are systematically integrated. Green roofs and façades help improve the microclimate and contribute to better environmental quality.

Promoting Longevity and Resource Efficiency

We plan, revitalize, and construct properties with a clear focus on **long service life, high energy efficiency, and sustainable material selection**.

Implementing Circular Economy Principles

By promoting the **reuse of existing materials** in project development and revitalization, we contribute to resource conservation and waste reduction.

Advancing and Efficiently Using Sustainable Energy Sources

We develop building concepts based on the principles of **consistency, sufficiency, and efficiency**, fully leveraging the project-specific potential for renewable energy use.

Leveraging Innovation

We apply technologies that **enhance resource efficiency** and **reduce the ecological footprint** in a targeted manner across our projects.



People and Community

Creating a Healthy and Motivating Work Environment

We foster a workplace that supports both physical and mental well-being, enabling **satisfaction, engagement, and long-term performance**.

Building an Inclusive and Appreciative Corporate Culture

We promote an **open, diverse, and inclusive work environment** that empowers individual potential and ensures equal opportunities for development.

Encouraging Employee Participation

We cultivate a culture of **active feedback** that engages employees and strengthens their identification with corporate values.

Strengthening Social Engagement

We **support our employees' volunteer efforts** to actively contribute to social responsibility.

Developing Vibrant Neighborhoods and Strong Communities

By **enhancing public spaces**, we promote positive urban development, create new experiences for our tenants, and foster a sense of community.

Maintaining Transparent and Fair Stakeholder Dialogue

We encourage **open communication** with all relevant stakeholders across all projects to build trust, foster acceptance, and secure long-term partnerships.



Future Viability and Innovation

Building a Learning Organization

We promote **continuous skill development**, active knowledge sharing, and interdisciplinary collaboration to remain adaptable and capable of transformation over the long term.

Leveraging Adaptability as a Competitive Advantage

We purposefully develop **flexible structures** to respond early and effectively to changes in the market.

Embedding Innovation Management into Business Processes

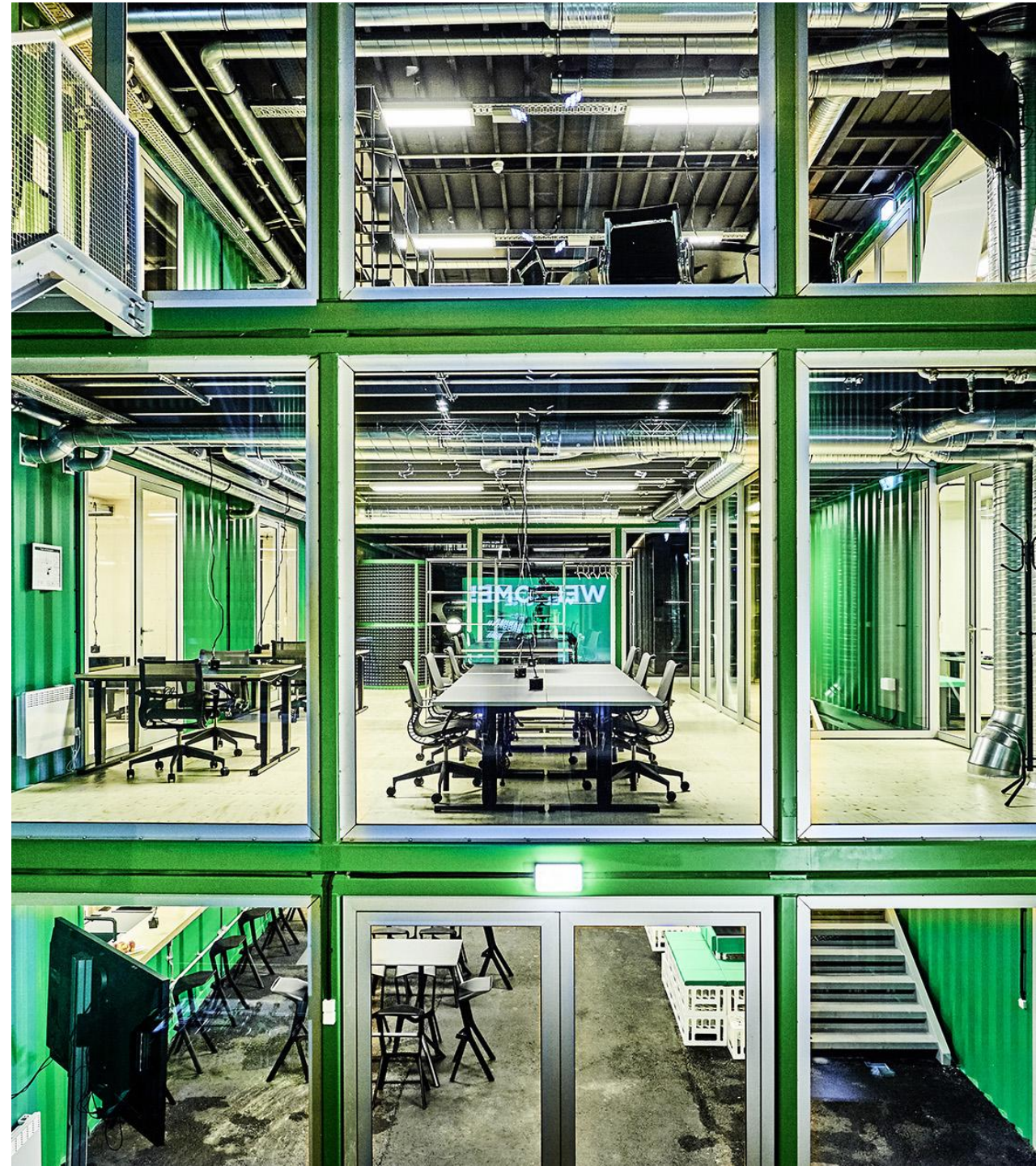
New ideas and business models are **identified, evaluated, and efficiently integrated** into daily operations through structured processes.

Developing Future-Oriented Investments and Partnerships

By engaging in **sustainable technologies**, innovative start-ups, and strategic collaborations, we gain access to new markets and future-proof solutions.

Actively Shaping Industry Standards

Through our **involvement in associations, committees, and advocacy groups**, we contribute to the advancement of trends and standards at both **local and national levels**.





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