Our Sustainability Guidelines

Status: Q3 2026

ART INVEST
REAL ESTATE

Time for Change:

Summary of the Guidelines

Value Creation and Governance

We secure long-term economic success through the responsible management of capital and resources. Integrity, compliance, and forward-looking risk management form the foundation of our actions.

Energy and Environment

We consider climate resilience as well as resource and energy efficiency in the development and operation of our properties, where appropiate and economically feasible. In doing so, we assess the use of suitable materials, renewable energy sources, and innovative technical solutions.

People and Community

We foster a healthy and supportive working environment while promoting diversity and equal opportunities within our company. Through vibrant neighborhoods and open dialogue with our stakeholders, we strengthen communities and build sustainable partnerships.

Future Viability and Innovation

We invest in innovation, encourage knowledge sharing, continuously improve our processes, and adapt flexibly to change. In this way, we aim to contribute to the development of future-oriented solutions and actively engage in industry dialogue.

Our Guidelines

Value Creation and Governance

Long-term Economic Success and Attractive Return Objectives

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

Compliance and Fiduciary Responsibility

As fiduciaries, we strive to ensure that decisions are made in accordance with **applicable laws, recognized compliance standards**, and the **principles of responsible corporate governance**.

Integrity and Ethical Business Conduct

Our corporate culture is founded on clear and binding **principles of transparency, anti-corruption**, and **responsible business conduct**.

Resilience and Risk Management

We **identify and manage the market risks** associated with our business activities proactively and systematically. We view **resilience** and **adaptability** as key elements of **stable** business development.

ESG as a Decision-Making Framework

We integrate environmental, social, and governance considerations into **our investment and management decisions** as well as our corporate strategy. Our **ESG Committee** strengthens strategic oversight and drives implementation at the executive management level.

Energy and Environment

Carbon Footprint

We assess the carbon footprint at both the **corporate and project levels**. Based on these assessments, we develop and implement **project-specific decarbonization strategies** in alignment with national and EU regulatory requirements.

Climate Resilience and Urban Ecosystems

To enhance the **resilience of buildings and site**s, we systematically incorporate climate risk assessments and adaptation strategies into our planning processes. Depending on the location, green roofs and façades can help improve the microclimate and enhance environmental quality.

Durability and Resource Efficiency

We plan, refurbish, and construct real estate with a focus on **durability, recyclability, and the efficient use of primary raw materials** wherever technically feasible and economically viable.

Circular Ecenomy

As part of our development and refurbishment projects, we assess and, where technically feasible and economically viable, incorporate the **reuse of existing materials**. This approach can reduce both material consumption and project-related waste.

Renewable Energy Sources

We develop building concepts in accordance with the principles of **consistency, sufficiency, and efficiency**. On a project-specific basis, we evaluate opportunities to integrate renewable energy sources.

People and Community

Healthy and Motivating Work Environment

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

Inclusive and Appreciative Corporate Culture

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

Employee Participation

We cultivate a culture of **active feedback** that that encourages employee involvement and strengthens identification with our corporate values.

Social Engagement

We **support our employees' voluntary community engagement,** contributing to a positive social impact.

Vibrant Neighborhoods and Strong Communities

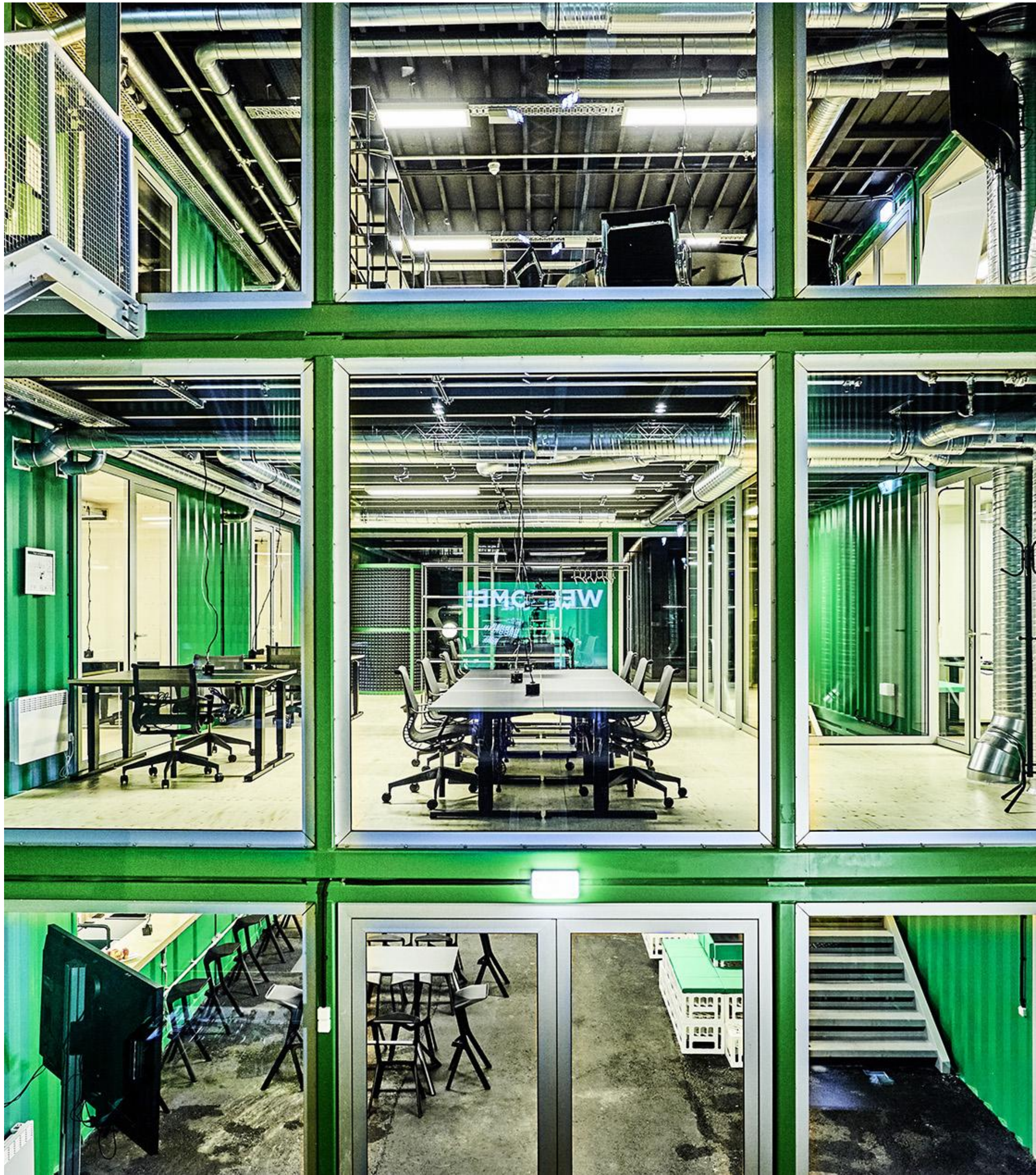
Through measures that enhance public spaces, we contribute to **positive urban development**. In doing so, we create new experiences for our tenants while fostering community interaction and neighborhood vitality.

Stakeholder Engagement

We encourage **open dialogue** with relevant stakeholders throughout our projects. By doing so, we aim to build trust, strengthen acceptance, and establish long-term partnerships.

Our Guidelines

Future Viability and Innovation



Learning Organization

We foster the **development of competencies**, active knowledge sharing, and interdisciplinary collaboration to strengthen our ability to learn, adapt, and evolve.

Adaptability and Processes

We continuously enhance our processes to ensure we can **respond flexibly** to changing market conditions and emerging requirements.

Innovation Management

New ideas and business models **are identified, evaluated,** and, where appropriate, efficiently **integrated into existing business processes** through structured innovation management.

Future-Oriented Investments and Partnerships

We evaluate investments in new technologies, innovative start-ups, and strategic partnerships to **unlock potential new markets** and **leverage technological advancements** for our business activities.

Industry Engagement

Through our active participation in **industry associations, committees, and advocacy groups**, we contribute to the development of emerging trends and industry standards at both the local and national levels.

Impressum

Art-Invest Real Estate Funds GmbH
Am Kabellager 11–13
51063 Cologne
Germany

T +49 221 270 579-00
F +49 221 270 579-01
info@art-invest.de

Commercial Register: Cologne Local Court
Register Number: HRB 73574

Art-Invest Real Estate Management GmbH & Co. KG
Am Kabellager 11–13
51063 Cologne
Germany

T +49 221 270 579-00
F +49 221 270 579-01
info@art-invest.de

Commercial Register: Cologne Local Court
Register Number: HRB 69928

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