

Zurich Invest Ltd

Sustainable real estate management



Our investment philosophy

Responsible investment is an integral component of Zurich's investment philosophy. We focus on above-average, risk-adjusted investment returns, and also investments that have a positive impact on the environment, economy and society. Zurich Invest Ltd manages the real estate portfolios of the Zurich Insurance Company Ltd, the Zurich Investment Foundation and the real estate fund ZIF Immobilien Direkt Schweiz throughout Switzerland. Our business segment is focused on sustainable real estate management. For us, sustainability involves a balanced consideration of economic, social and environmental aspects with the goal of achieving attractive, risk-adjusted returns over the long term.

Principles and responsibility

Company

Sustainable value creation provides additional value for our shareholders, customers, employees and society. It is one of Zurich's fundamental values. From that we derive responsible entrepreneurship and our claim of being a responsible investor. We do this by proactively addressing challenges in the areas of the environment, society and corporate management. In this context, our focus is on long-term success, not short-term profits.

Business

Our real estate management is based on the requirements of our customers, ensuring that the properties will remain competitive in the market even in the future. Our goal is to achieve constant optimization and attractive and risk-optimized returns over the long term.

Environment

Our real estate management involves the efficient use of resources, minimizes the impact of our activity on nature and the environment, and takes into account the potential of technology when it comes to reducing greenhouse gas emissions and promoting energy efficiency. We want to meet today's demands without compromising the chances of future generations.



Sustainability goals (energy and CO₂)

In Switzerland, sustainable real estate management is one of the key at all levels (society, economy, environment) and for all relevant functions and processes. For the future, we are focused on achieving the following goals:

Short term by 2020

The greenhouse gas emissions of the real estate portfolio are to be reduced by 20% compared to 2010 levels. Zurich Invest Ltd thereby complies with the targets set by Switzerland and the EU with regard to the general reduction of greenhouse gas emissions.

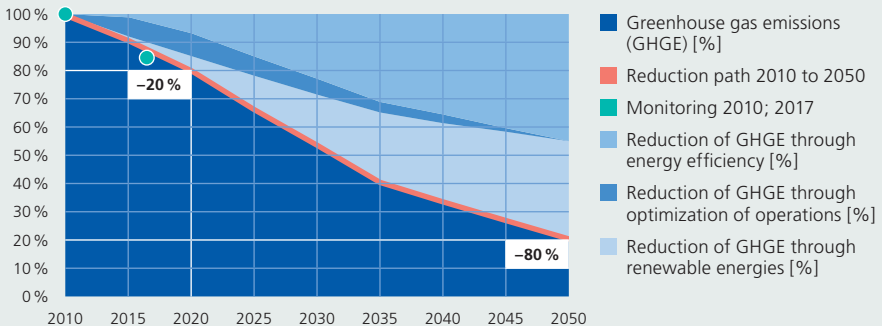
- Optimization of operations
- Reduction through energy efficiency
- Reduction through renewable energies
- Target path to reduce energy consumption and greenhouse gas emissions

Long term by 2050

The greenhouse gas emissions of the real estate portfolio are to be reduced by 80% compared to 2010 levels. Energy efficiency is to be improved, energy consumption and greenhouse gas emissions are to be minimized as far as possible and appropriate, and the residual energy demand is to be met through renewable energies for the most part.

Greenhouse gas emissions reduction path

Real estate portfolio Zurich Invest Ltd



Approach for reducing energy and CO₂

Zurich Invest Ltd pursues a transparent implementation plan in order to achieve the defined goals. In the short term, the focus is on optimizing operations with regard to energy; initial successes should be achieved rapidly as a result. Over the medium and long term, energy efficiency and CO₂ reduction goals will be achieved through a combination of construction measures and the use of renewable energies to replace fossil fuels.

Main areas of expertise in terms of sustainable real estate management

Asset, Property Management

- Introduction and adherence to energy accounting principles for all properties by assigned managers.
- Recording of consumption levels and greenhouse gas emissions.
- Identification of relevant properties and implementation of an energy monitoring system.
- Reduction of greenhouse gas emissions through the optimization of operations.

Transaction

- As part of due diligence, specific parameters for energy, greenhouse gas emissions and other aspects of sustainability are clarified and taken into account.

Development

- Greenhouse gas emissions are taken into account when making decisions related to building standards and heat supply.
- In the case of the repair and renovation of properties, total refurbishment is generally aimed for, thus achieving the values for new buildings.
- In the case of a replacement construction or a new construction, higher requirements foreseeable for the medium term should already be met today.
- If the properties remain occupied during the refurbishments, then only partial measures can be implemented as a rule.