

# **ESG White Paper of ANGULARIS Update 2023**

REAL ESTATE FOR PEOPLE & THE ENVIRONMENT



## Introduction

For us at ANGULARIS, the topic of sustainability is at the center of everything we do. As an owner-managed and independent project developer, asset and investment manager in the real estate sector, we operate in an industry that plays a key role in the sustainable development of our society. In Germany buildings are responsible for around 40% of CO2 emissions<sup>1</sup>.

Within our core activities-the revitalization of existing buildings, the realization of new projects and the sustainable development of real estate-we at ANGULARIS aim to make a significant contribution to achieving the 1.5 degree target of the Paris climate agreement. In order to live up to this claim, we have committed ourselves to linking our economic success with demanding criteria relating to ecology (=environment), social (=social) and corporate management (=governance).

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<sup>1</sup> Dena Gebäudereport 2022, S. 55

## Our Motivation

Through passionate, innovative and resource-efficient action, we use real estate to shape the future of people and the environment in a goal-oriented manner. As an investor, we are aware of our social obligation to contribute to a more sustainable world. We believe that long-term success can only be achieved if financial, ecological and social goals go hand in hand.

## Our Purpose

“Real estate for people and the environment” is the guiding principle for our ESG strategy. This goes far beyond the generally accepted minimum standards and is continuously further refined.

# The 17 UN SDGs as our guiding principles

Our ESG strategy is based on the 17 sustainability goals of the United Nations (UN SDGs). In particular, we contribute to the following SDGs with our activities:



## **SDG 3 Good health and well-being**

The health and well-being of our colleagues as well as the users and partners of our properties are not only important to us, but also a central driver of our projects.



## **SDG 11 Sustainable Cities and Communities**

The design of sustainable and future-oriented cities and communities is a crucial part of our real estate concepts.



## **SDG 12 Responsible consumption and production processes**

Responsible consumption and production processes are taken into account throughout the entire investment process of ANGULARIS as well as in daily work processes. These include e.g., the digitization of processes and a paperless office.



## **SDG 17 partnerships to achieve the goals**

Cooperative, respectful collaboration at eye level is a central part of ANGULARIS' actions. We believe that true success is only possible when we share it with our partners.



# BIG FIVE for ESG (Our 5 main topics)

From the selected UN SDGs, we derive five ESG main topics -we call them the “BIG FIVE for ESG”<sup>2</sup>.

1

## CO2 Footprint

FootprintAs an investor we have the chance to make a significant contribution to reduce CO2 emissions. Of course, this includes determining and reducing our carbon footprint. In addition, we place a special focus on resource-saving construction (e.g. with CSC-certified concrete) and the reduction of general energy requirements - both in our offices and in our projects (e.g. through energy generation by PV and heat pumps).

2

## Health and well-being

Another focus at ANGULARIS is the health and well-being of the users of our projects. Examples are airy and light-flooded rooms with access to outdoor areas as well as the systematic use of sustainable and high-quality materials. Within ANGULARIS is a distinctive team culture and a good work-life balance important. One of many examples is the introduction of a “break out time”<sup>3</sup>, during which one team member completely distances himself from (digital) communication with the company for a certain period of time.

3

## Sustainable building and usage concepts that can be used by third parties

When planning our projects we value diversity and third-party usable usage concepts. The realization of alternative uses of our buildings with as little as possible effort is part of our sustainability concept.

4

## Transparent and trusting corporate culture

Transparency, trust and reliability are core components of our corporate culture. This applies to the cooperation with our external partners as well as within ANGULARIS. Long-term and sustainable incentives are not only integrated into the remuneration of the ANGULARIS management, but also the basis for our business relationships.

5

## Compliance with global ethical and legal standards

ANGULARIS bases its business activities on internationally accepted standards for sustainable and responsible corporate management (such as UN Global Compact). Business ethics and integrity are part of our corporate DNA. This includes that our managing directors are members of the Royal Institution of Chartered Surveyors (RICS) and work there as counselors and examiners.

<sup>2</sup> Based on „The Big Five for Life“ from John Strelecky.

<sup>3</sup> This year, for example, we used the opportunity to get involved in charity work as part of voluntary internships and/or to broaden our own entrepreneurial horizons outside the industry in a private equity company.

# ESG integration in the ANGULARIS investment process

At ANGULARIS, sustainable action is the basis for long-term economic success. Therefore, we consider diverse and relevant ESG aspects in our entire investment process.

1

## INVESTMENT ACQUISITION

Relevant ESG aspects in the acquisition phase of new projects

- Central locations of the projects with good public transport connections
- ESG “pre-check” in the due diligence of a potential project or property
- Anti-Money Laundering Measures (AML)

2

## PLANNING & CONCEPTION

The planning and conception phase is the key for the long-term and sustainable orientation of a property. In doing so, we take particular account of

- Reduction of greenhouse gas emissions from buildings (e. g. through the use of PV systems and heat pumps)
- Use of sustainable and reusable materials (e. g. recycled fishing nets as carpet covering, Cradle to Cradle electronic switches)
- Diverse (third party) uses of our projects
- No use of hazardous substances
- Screening the asset for potential of alternative use
- Use of certified products (e.g. CSC-certified concrete)
- Optimized consumption through renewable energies
- Environmentally friendly water and wastewater management
  - Reduction of water consumption
  - Use of retention areas for a better microclimate and in line with the concept of the sponge city
  - Infiltration of rainwater on the plot
- Preference for existing buildings over new buildings - considering economic criteria - and the associated reduction in CO2 emissions
- Consideration of ecological and social aspects when selecting suppliers, service providers and contractual partners
- Quality assurance through broadly advertised architectural competitions taking into account smaller architectural offices



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## PROJECT MANAGEMENT

In project management there are many starting points for the sustainability concept of ANGULARIS. This includes

- Use of “Cradle to Cradle” products
- Waste Reduction & Recycling
- Use of environmental and sustainability certificates (e. g. LEED, BREEAM)
- Occupational safety and health protection on construction sites
- Responsible use of funds
- Constant and regular exchange with all project participants
- Involvement of neighbors and stakeholders in the planning and construction phase

4

## LETTING

When renting out, the focus is on the health and well-being of the tenants and the sustainable use of the building

- Resource-saving fittings and/or alternative use of the objects according to the wishes of the users
- Provision of mobility concepts with a focus on cycling
- “Green Lease” clauses in the rental contracts in accordance with the highest, internationally recognized standards

5

## ASSET MANAGEMENT

In the asset management phase, we provide long-term, future-oriented support for our properties. This happens through

- Sustainable use and management of the buildings
- Optimizing the management of waste, consumption and emissions
- Conservation and modernization measures in an innovative and ecologically sound way
- Energetic optimisation of rental residential buildings (heating systems, modernisation of facades and flats)
- Partnership-based and long-term relationships with tenants, users and other stakeholders

# OUR ESG TRACK RECORD

ESG has been an integral part of ANGULARIS' corporate culture since the company was founded





## Outlook

The real estate industry is a key lever in the implementation of the 1.5 degree target of the Paris climate agreement. As a player in this industry, ANGULARIS has committed itself to living up to this responsibility. Our ESG strategy serves as a model and long-term vision for all activities. The principles of ecological, social and financial sustainability as well as good corporate governance are deeply embedded in our organization. In addition to our project successes this year, we are particularly proud of our “Sharing is caring” campaign, which enabled us to donate a total of 10,000 meals via the UN World Food Program. We also continued our social commitment locally with a donation to “Bunte Münchner Kindl”.

Our ESG approach is constantly being developed and regularly challenged. This ESG white paper is reviewed and updated annually.

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