# ESG White Paper of ANGULARIS 2025

REAL ESTATE FOR PEOPLE & THE ENVIRONMENT

# Introduction

Sustainability is not just a goal for us at **ANGULARIS** but the central driver of our actions. Since 2022, we have transparently documented our strategy, progress, and challenges in the areas of environment, social responsibility, and governance (ESG) through our ESG report.
As an owner-managed and independent project developer, asset, and investment manager in the real estate sector, we take responsibility in a key industry that significantly contributes to shaping a sustainable future. After all, buildings in Germany account for approximately 40% of CO2 emissions[1].
Our core activities — revitalizing existing buildings, realizing future-oriented projects, and sustainably developing real estate — follow a clear ambition: to make a significant contribution to achieving the 1.5-degree target of the Paris Climate Agreement. To this end, we consistently link our economic success with well-defined ESG criteria (Environment, Social, and Governance).

Our ESG strategy is not a static concept but is continuously developed to meet dynamic demands and new developments. Innovation and digitization are decisive factors for us to further increase the efficiency and sustainability of our projects.

We rely on close collaboration with our partners to achieve common goals and ensure trust and transparency in all project steps. Since the introduction of our ESG strategy, we have already made significant progress: for example, through the realization of climate-friendly construction projects such as the **ASAM Urban Office** and the implementation of sustainable concepts in existing portfolios like the **Flow City Hub** and **Grow Urban Living**.

ANGULARIS GmbH
Munich, January 2025

[1] Dena Gebäudereport 2022, S. 55

# Our Motivation

Through passionate, innovative and resource-efficient actions, we shape the future of people and the environment with purpose-driven real estate. As investors, we consider it our societal duty to contribute to a more sustainable world. We believe that long-term success can only be achieved when 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 United Nations Sustainable Development Goals (UN SDGs) to ensure a holistic approach to ecological, social and economic sustainability. In particular, our activities contribute to the following SDGs:


**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 just a concern but also a central driver of our projects. We create spaces that follow the concept of Healing Architecture and meet the highest standards in terms of air quality, natural lighting, and ergonomic design. Our projects integrate smart ventilation systems to optimize indoor air quality, provide ample green spaces and recreational areas, and offer protection against noise and negative environmental impacts. This actively promotes both physical and mental well-being.

Within our organization, we emphasize a balanced work-life dynamic through flexible work models, health initiatives (e.g., "Break-Out" sessions), and shared sports and leisure activities. At ANGULARIS, only pollutant-free, high-quality construction materials are used to ensure the well-being of users.


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

Creating sustainable and future-proof cities and communities is a key element of our real estate concepts. We focus on intelligent urban development that ensures high quality of life, environmental friendliness, and social inclusion. Our projects incorporate sustainable construction methods, energy-efficient infrastructures, and multifunctional spaces that can adapt flexibly to community needs.

We place particular emphasis on:

- Promoting environmentally friendly mobility: Providing e-charging stations, bicycle parking facilities, and connectivity to public transportation.
- Integrating green spaces and biodiverse landscapes: Creating community gardens and green terraces that enhance the urban climate and provide relaxation for residents.
- Using sustainable materials and fostering the circular economy: Employing recycled building materials and deconstruction strategies to reduce waste and conserve resources.
- Inclusive and social urban development: Supporting community projects and implementing inclusive architecture (e.g., barrier-free designs) to encourage social integration and a diverse population structure.

**Through this alignment with the UN Sustainable Development Goals (SDGs), we aim to contribute to a sustainable future and develop our projects in harmony with international sustainability objectives.**

# The 17 UN SDGs as our guiding principles

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

Responsible consumption and production processes are integrated throughout the entire investment process of ANGULARIS as well as in daily operations. This includes the digitalization of workflows, the creation of a paperless office, and the use of technologies to optimize resource consumption.

We are committed to making sustainable decisions at every stage of our projects, including:

- Use of sustainable and certified building materials: We employ recyclable and pollutant-free materials, along with certified products such as FSC timber, CSC concrete, and Cradle-to-Cradle components, to minimize environmental impact.
- Promotion of the circular economy: Our buildings are designed with modular construction and flexible usage concepts, enabling future reuse and easy adaptation.
- Reduction of energy consumption: By implementing smart building systems and intelligent energy management technologies, we reduce energy usage across our properties.


**SDG 17**
**Partnerships to achieve the goals**

Collaborative and respectful partnerships are a central aspect of ANGULARIS' approach. We believe that true success can only be achieved when it is shared with our partners. That's why we prioritize open and transparent communication, along with close collaboration with all our stakeholders, including investors, project partners, suppliers, tenants, and local communities.

To achieve this, we focus on:

- Long-term and trust-based business relationships: We foster enduring partnerships built on mutual trust and shared values, incorporating sustainability clauses into our contracts.
- Co-development of sustainable concepts: Together with our partners, we create innovative and sustainable real estate concepts that meet the demands of both the environment and society.
- Cooperation at local and international levels: We support initiatives and networks aimed at building resilient communities and sustainable cities while actively promoting the principles of the UN Global Compact.

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# BIG FIVE for ESG (Our 5 main topics)

From the selected UN SDGs, we derive five ESG main topics –referred to as the “BIG FIVE for ESG”[2].

## 1

### CO2-Footprint

As an investor, we have the opportunity to make a significant contribution to reducing CO2 emissions. This includes, of course, measuring, monitoring, and reducing our carbon footprint. Additionally, we place a strong emphasis on resource-efficient and recyclable construction (e.g., using CSC-certified concrete) as well as reducing overall energy demand—both in our offices and within our projects.

Specifically, this includes:

- Renewable energy and energy management: We employ advanced photovoltaic systems and heat pumps to ensure sustainable and cost-effective energy supply for our buildings. Additionally, we utilize intelligent energy management systems to monitor and optimize energy consumption in real time.
- Use of innovative building materials: We continuously work on integrating new low-carbon materials and construction methods that are not only low-emission but also durable and reusable.

## 2

### Health and well-being

Another key focus at ANGULARIS is the health and well-being of the users of our projects. Examples include spacious, light-filled rooms with access to outdoor areas, as well as the systematic use of sustainable, high-quality materials. Our buildings are equipped with modern ventilation systems to ensure optimal air quality, and we integrate green spaces and relaxation areas to provide users with a retreat within the urban environment.

Within ANGULARIS, we place a strong emphasis on team culture and a good work-life balance. One example of this is the introduction of “Break Out Time,” where each team member takes a complete break from (digital) communication with the company for a set period. The central location of our office in Munich’s Old Town offers excellent access to public transportation and provides employees and visitors with easy access to various amenities, such as restaurants, cafés, and cultural institutions, contributing to the promotion of social and professional well-being.

## 3

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

In the planning of our projects, we prioritize diverse and adaptable usage concepts. The realization of alternative uses for our buildings with minimal effort is part of our sustainability strategy. We create flexible structures that can be adapted to changing usage requirements and market conditions. To achieve this, we rely on modular construction methods, multifunctional spaces, and thoughtful space planning to accommodate various types of use, such as offices, residential units, co-working spaces, or communal areas.

## 4

### Transparent and trusting corporate culture

Transparency, trust, and reliability are central to our corporate culture. This applies both to our collaborations with external partners and within ANGULARIS. Long-term and sustainable incentives are not only integrated into the management compensation at ANGULARIS but also form the foundation of our business relationships.

To ensure this, we promote:

- Open Feedback Culture: Within the company, we encourage an open feedback culture where every colleague can contribute constructively to continuously improving collaboration.
- Reliable Partnerships: We place great value on long-term business relationships based on clear, reliable, and sustainable agreements. Our contracts include sustainability clauses to ensure shared values.
- Responsible Leadership: Our leaders are role models in terms of transparency and ethical behavior. They actively contribute to creating a trustworthy and inclusive working environment.

## 5

### Compliance with global ethical and legal standards

ANGULARIS aligns its operations with internationally recognized standards for sustainable and responsible corporate governance (such as the UN Global Compact). Corporate ethics and integrity are part of our corporate DNA. This includes our managing directors being members of the Royal Institution of Chartered Surveyors (RICS), where they serve as counselors and examiners.

To ensure these standards are met, we place great emphasis on:

- Adherence to the UN Sustainable Development Goals (SDGs): We align our projects and corporate strategy with the United Nations’ goals to contribute to the achievement of global sustainability objectives.
- Regular Training: All employees and leaders undergo regular training on ethical standards, integrity, and sustainability to ensure that our values are upheld across all areas of the company.

[2] Based on „The Big Five for Life“ from John Strelecky.
[3] 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. That is why we take diverse and relevant ESG aspects into account in our entire investment process. From acquisition and planning to implementation and the long-term operation of our projects, we rely on sustainable solutions and innovations.

## 1

### INVESTMENT ACQUISITION

Relevant ESG aspects in the acquisition phase of new projects

- Central locations of the projects with good public transport connections
- Evaluation of location quality regarding infrastructure, public transportation access, and urban development
- ESG “pre-check” during the due diligence of a potential project or property
- Anti-Money Laundering Measures (AML)
- Assessment of potential for flexible and alternative usage concepts to ensure long-term adaptability of projects

## 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. use of renewable energy solutions such as photovoltaic (PV) systems and heat pumps to reduce carbon emissions.)
- Use of Sustainable and Reusable Materials (e.g. like recycled fishing nets for carpets and Cradle-to-Cradle certified switches.)
- Use of Certified Products (e.g. as CSC-certified concrete )
- Diverse Usage Options for Our Projects
- Avoidance of Harmful Substances
- Assessment of Potential for Reuse
- Optimized consumption through renewable energies
- Environmentally friendly water and waste water management
  - Reduction of water consumption
  - Use of retention areas for a bettermicroclimate and in line with theconcept of the sponge city
  - Infiltration of rainwater on the plot
- Preference for existing buildings overnew buildings -considering economiccriteria -and the associated reductionin CO2 emissions
- Consideration of Ecological and Social Aspects in Supplier, Service Provider, and Partner Selection
- Ensuring high-quality design by hosting wide-ranging architect competitions, with a focus on including smaller architectural firms.
- Incorporating urban gardening spaces on rooftops or in courtyards, providing employees with opportunities to actively engage in plant care and enjoy fresh, local produce, contributing to physical and mental well-being.
- Designing workspaces that are accessible for people with disabilities while also promoting cultural diversity and various work styles, such as quiet areas or flexible work zones.
- Integration of the Healing Architecture concept in combination with biophilic design, for example, by creating light-filled spaces that simulate the natural course of daylight and foster a calming, stress-reducing atmosphere through the deliberate use of materials. This includes the use of warm natural materials, sound-absorbing surfaces, and the design of retreat areas for relaxation and reflection.

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## 3

### PROJECT MANAGEMENT

There are numerous points of engagement within project management for implementing ANGULARIS' sustainability concept. These include:

- Use of "Cradle to Cradle" Products
- Waste Reduction & Recycling
- Adoption of Environmental and Sustainability Certifications (e.g., LEED, BREEAM)
- Engagement of Neighbors and Stakeholders During the Planning and Construction Phases
- Ensuring Workplace Safety and Health Protection on Construction Sites
- Responsible Management of Financial Resources
- Establishment of Digital Platforms for residents and stakeholders to provide feedback and raise concerns throughout the construction and planning phases. This fosters trust and transparency.
- Consistent and Regular Communication with all project participants
- Optimization of Delivery Routes and Transport Consolidation to avoid unnecessary trips and reduce carbon emissions.

## 4

### LETTING

At ANGULARIS, the health and well-being of tenants and the sustainable use of buildings are prioritized in leasing:

- Resource-Efficient Expansion and/or Alternative Use of Properties based on tenant needs
- Provision of EV Charging Stations and Bicycle Parking Spaces
- Design of Flexible Community Spaces that can be used for social interactions and events. These spaces could serve as venues for tenant meetings, cultural events, or temporary co-working spaces, fostering a strong community and tenant loyalty.
- "Green Lease" Clauses in rental agreements in line with the highest internationally recognized standards
- Promotion of Healthy Indoor Air Quality through regular air monitoring and integration of smart ventilation systems.

## 5

### ASSET MANAGEMENT

In the Asset Management phase, we provide long-term and future-oriented support for our properties through:

- Sustainable Use and Management of Buildings
- Optimization of Waste, Consumption, and Emission Management through Smart Building technologies
- Innovative and Environmentally Safe Maintenance and Modernization Measures
- Energy Optimization of Residential Buildings (heating systems, facade, and apartment refurbishments)
- Partnership-Oriented and Long-Term Relationships with tenants, users, and other stakeholders
- Establishment of Community Gardens and Green Roof Areas in our projects to promote biodiversity and provide relaxation spaces for employees. These areas contribute to improving the urban microclimate and fostering social interaction.

# OUR ESG TRACK RECORD

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

## 2020

### Foundation of ANGULARIS

Vision: Shaping the future of people and the environment

Membership of the **RICS** and commitment to its social and **ethical standards**

**BIG4 + BIG5**

### Grey Energy

By preserving the stock at **ASAM Urban Office**, **450 tonnes of CO2** were saved

The architecture is orientated towards the **preservation of existing trees**. New trees were also planted in the old town centre

**BIG1 + BIG3**

### FLOW City Hub

Purchase of the property in Munich
Vision and concept for the energy supply of the property through a fuel cell powered by **hydrogen**

Conversion of car parks into **green spaces with children's playgrounds**

**BIG3**

### ASAM Urban Office

Purchase of the property in Munich's historic city centre
Vision: Project development of an ESG-compliant office building by preserving the existing building and adding an extension

**BIG3**

## 2021

### Health and well-being

**Breakout times** are set for all colleagues at the strategy meeting.

Definition of initial **ANGULARIS standards** for comfort in buildings and application of biophilic design in future projects

**BIG2**

### ESG White Paper

With external support, ANGULARIS has developed a framework with targets for its sustainable actions as a white paper

**BIG1 + BIG2 + BIG4 + BIG4 + BIG5**

### ESG Lease

Conclusion of a long-term lease agreement with the UN World Food Programme for the **ASAM Urban Office** in accordance with the UN Global Compact Development of a standard for the application of the **UN Global Compact** in contractual relationships of ANGULARIS

**BIG4 + BIG5**

## 2022

### Altera Urban Office

Purchase of the property in the city centre of Munich

Vision: modern office building with **biophilic design** and **self-sufficient energy supply**

**BIG1 + BIG2 + BIG5**

### GROW Urban Living

Extensive energy refurbishment in **compliance with neighbourhood protection** and letting to war refugees in need

**BIG5**

### CO2 footprint

To reduce the carbon footprint, **ASAM Urban Office** used carpet made from recycled fishing nets, partition walls made from wood and Cradle to Cradle switch ranges, among other things

**BIG1 + BIG2 + BIG4 + BIG5**

## 2023

### 1,5° C

The **ASAM Urban Office** receives a certificate of **conformity with the 1.5°C target** of the Paris Agreement through right°

**BIG1 + BIG3**

### Art. 8 EU Taxonomy

**ASAM Urban Office** receives a certificate of conformity with **Art. 8 of the EU Taxonomy Regulation** on completion following ESG due diligence

**BIG4 + BIG5**

### 10.000 Meals

**ANGULARIS and Friends** have launched the campaign to donate 10,000 meals via **Share The Meal**, a product of the UN World Food Programme, successfully completed

**BIG5**

### Breakout

The first breakout times are implemented. Among other things, this will support **voluntary work** and provide **additional entrepreneurial expertise**

**BIG2 + BIG5**

## 2024

### ESG White Paper

**The ANGULARIS ESG White Paper** is being updated withexternal support. Further steps to **reduce the CO2 footprint** and definition of KPIs

**BIG1 + BIG5**

### CSC Certificate

For the **ALTERA Urban Office** project, in addition to the use of recycled materials, it was also decided to use **low-CO2 concrete** with CSC certification

**BIG1 + BIG2 + BIG3**

### LEED & GEG

The **Gabriel Urban Office** has achieved the maximum score of **18/18 points** in the energy concept as part of the **LEED certification process**. This highlights the exceptional efficiency and sustainability of the building design and technology. Furthermore, the project achieved a **366% fulfillment rate** of the requirements according to the **German Building Energy Act (GEG),** emphasizing the project's above-average energy performance and demonstrating strict compliance with, and exceeding, the legal requirements.

**BIG1 + BIG3**

### Travel Policy

Introduction of a **Travel Policy** at Angularis to promote sustainable travel and reduce the carbon footprint.

**BIG1 + BIG 2 + BIG3**

### Green Champion

Appointment of a **Green Champion** who takes responsibility for driving sustainability initiatives within the company.
This person acts as an ambassador for environmental awareness across departments and ensures that ecological goals are firmly integrated into business practices.

**BIG1 + BIG2 + BIG3**

# Outlook

The real estate industry plays a key role in achieving the 1.5-degree target of the Paris Climate Agreement. As a player in this sector, ANGULARIS feels a special responsibility. Our ESG strategy is not just a guiding principle but a long-term vision that we continually develop to meet changing societal and regulatory demands. The principles of ecological, social, and financial sustainability, along with good corporate governance, are deeply embedded within our organization.

Our commitment extends beyond the boundaries of our projects. Through our annual donation to “Bunte Münchner Kindl,” we continue our social engagement locally, strengthening our responsibility to the community. At the same time, we also create incentives for our employees: Through bonuses and regular salary adjustments, individual achievements are recognized, establishing a direct connection to the company’s long-term ESG goals.

Our Path to the Future:

- Achieving Climate Neutrality: We have set the ambitious goal of realizing climate-neutral projects. To achieve this, we are focusing on innovative technologies, smart energy management systems, and the increased integration of renewable energies. Next year, we will push forward the introduction of these solutions in further projects.

- Strong Partnerships for Sustainable Innovations: Collaboration with partners and stakeholders remains a key success factor. Together, we will launch new projects and promote innovations to further improve our ESG standards and establish sustainable solutions in the industry.

- Promoting Circular Economy: Our focus is on reducing waste and further embedding the reuse of materials. In the coming year, we plan to implement the principles of the circular economy more consistently in our projects through new material strategies and recycling concepts.

- Transparency and Measurable Progress: As emphasized in the introduction, transparency and continuous improvement remain central to our ESG strategy. To ensure this, we will further develop existing KPIs, define new ones, and regularly report on our progress. This reporting builds trust and motivates us to pursue ambitious goals.

The real estate sector is a critical lever for achieving the 1.5-degree target – and at ANGULARIS, we are taking on this challenge. Our ESG White Paper will be reviewed and further developed annually to ensure that we not only meet the requirements but also lead the way for a sustainable future.

Munich, January 2025

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