



Ina Invest

Real Estate Assessment 2021-06-22 16:40:46

SUBMITTED: 2021-06-22 16:40:46

2021
GRESB
Real Estate
Assessment

Ina Invest
Ina Invest

92
2021

Status: Listed
Location: Switzerland
Property Type: Diversified - Office/Residential

1st

Western Europe I
Diversified - Office/Residential
Out of 7

G R E S B[®]
★ ★ ★ ★ ★ 2021

Rankings

4th

GRESB Score within Diversified - Office/Residential / Europe
Out of 16

3rd

GRESB Score within Diversified - Office/Residential / Listed
Out of 8

13th

GRESB Score within Europe / Listed
Out of 52

221st

Management Score within Europe
Out of 780

17th

Management Score within Europe / Listed
Out of 94

17th

Management Score within Europe / Listed
Out of 94

5th

Development Score within Diversified - Office/Residential / Europe
Out of 16

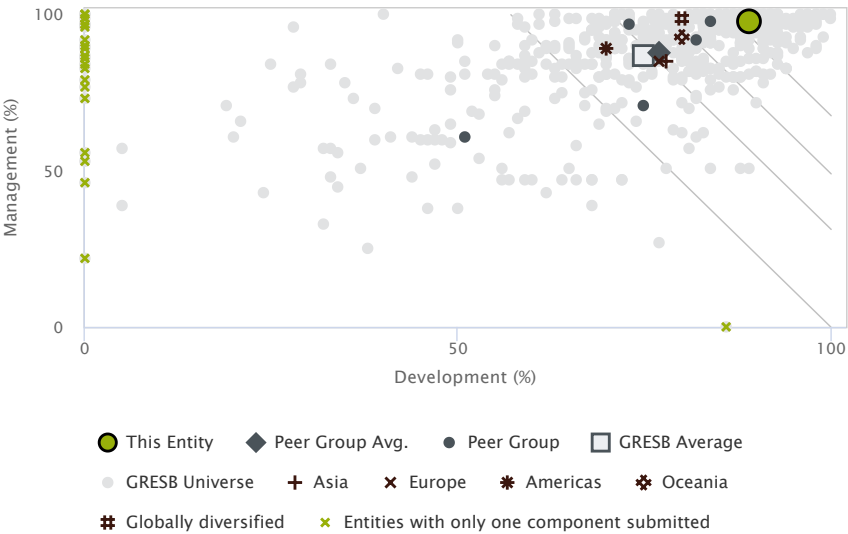
3rd

Development Score within Diversified - Office/Residential / Listed
Out of 8

15th

Development Score within Europe / Listed
Out of 52

GRESB Model



92
100

GRESB Score
GRESB Average 79 Peer Average 80

Green Star

29
30

Management Score
GRESB Average 26 Benchmark Average 26

62
70

Development Score
GRESB Average 53 Benchmark Average 54

Please use this textbox to explain the results for investors

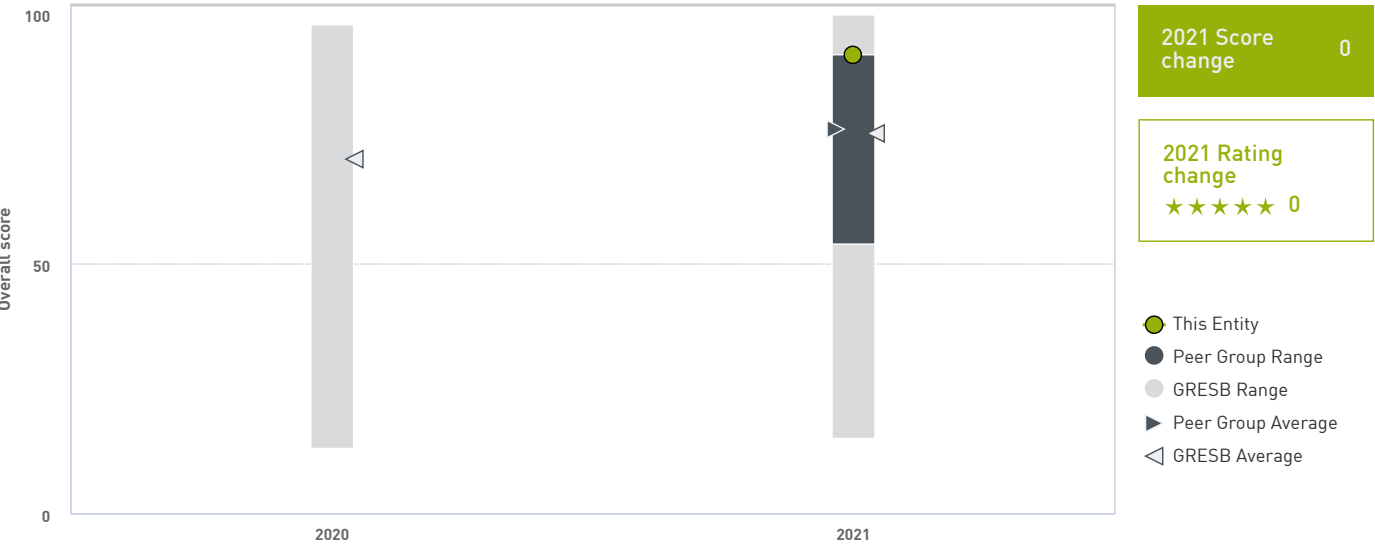
Add the info

Save

ESG Breakdown



Trend



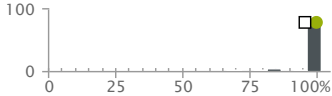
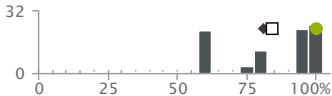

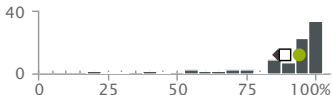


Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT


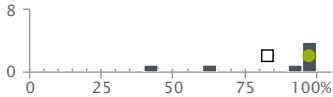
Europe | Listed (94 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Leadership 7 points	23.3%	7%	7	5.83	
 Policies 4.5 points	15%	4.5%	4.5	4.31	
 Reporting 3.5 points	11.7%	3.5%	3.5	3.09	
 Risk Management 5 points	16.7%	5%	5	4.07	
 Stakeholder Engagement 10 points	33.3%	10%	9.39	8.63	

DEVELOPMENT COMPONENT

Western Europe | Diversified - Office/Residential (7 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 ESG Requirements 12 points	17.1%	12%	12	11.71	
 Materials 6 points	8.6%	6%	6	5	
 Building Certifications 13 points	18.6%	13%	8.13	5.58	
 Energy 14 points	20%	14%	12	9.8	
 Water 5 points	7.1%	5%	4.38	4.55	
 Waste 5 points	7.1%	5%	5	5	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Stakeholder Engagement 15 points	21.4%	15%	14.62	12.48	

Entity & Peer Group Characteristics

This entity		Peer Group (7 entities)	
Primary Geography:	Switzerland	Primary Geography:	Western Europe
Primary Sector:	Diversified - Office/Residential	Primary Sector:	Diversified - Office/Residential
Nature of the Entity:	Public (listed on a Stock Exchange) entity	Nature of the Entity:	
Total GAV:	\$113 Million	Average GAV:	\$4.78 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Switzerland	43% Switzerland 18% France 9% Belgium 8% Germany 6% Monaco 4% Spain 3% Luxembourg 2% United Kingdom 2% Italy 2% Ireland 1% Austria < 1% Portugal < 1% Poland < 1% Netherlands	
Sector allocation of assets	61% Office: Corporate 22% Residential: Multi-Family 10% Mixed use: Office/Residential 7% Hotel	45% Residential: Multi-Family 21% Office: Corporate 16% Mixed use: Office/Residential 4% Residential: Student Housing 3% Mixed use: Other 3% Hotel 2% Mixed use: Office/Retail 2% Industrial: Other 1% Other < 1% Residential: Family Homes < 1% Retail: High Street < 1% Healthcare: Senior Homes < 1% Healthcare: Healthcare Center < 1% Residential: Retirement Living	

Peer Group Constituents

Aermont Capital Management S.à.r.l. (1)	Icade (1)	Immobel (1)
MARK Capital Management Limited (1)	Swiss Life Asset Managers (1)	Swisscanto Invest by Zürcher Kantonalbank (1)

Validation

GRESB Validation

GRESB Validation

Automatic	Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.
Manual	Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency.

Asset-level Data Validation


Logic Checks	There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved.
Outlier Detection	Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset.

Evidence Manual Validation							
LE6	P01	P02	P03	RM1	SE2.1	RP1	Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure
SE5	DRE1	DMA1	DEN1	DWT1	DSE5.2		
■ = Accepted		■ = Partially Accepted		■ = Not Accepted/Duplicate		■ = No response	

Manual Validation Decisions - Excluding Accepted Answers

Evidence		
Indicator	Decision	Reason(s):
SE2.1	Partially Accepted	Cannot confirm that survey was conducted
DWT1	Partially Accepted	Does not support some of the selected requirements
Other Answers		
Indicator	Decision	Other answer provided:
DEN2.1	Not Accepted	district heating, which at least in part consists of renewable energy sources (average in Switzerland ca. 40%)

Management
Management

Aspect indicator		Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Leadership	7.00p 23.3%	7	5.83	72% of peers scored lower
LE1	ESG leadership commitments			Not scored	
LE2	ESG Objectives	1	1	0.98	8% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
LE3	Individual responsible for ESG	2	2	1.97	3% of peers scored lower
LE4	ESG taskforce/committee	1	1	0.97	8% of peers scored lower
LE5	ESG senior decision-maker	1	1	0.98	2% of peers scored lower
LE6	Personnel ESG performance targets	2	2	0.93	72% of peers scored lower
	Policies	4.50p 15%	4.5	4.31	16% of peers scored lower
P01	Policy on environmental issues	1.5	1.5	1.42	8% of peers scored lower
P02	Policy on social issues	1.5	1.5	1.41	8% of peers scored lower
P03	Policy on governance issues	1.5	1.5	1.47	5% of peers scored lower
	Reporting	3.50p 11.7%	3.5	3.09	31% of peers scored lower
RP1	ESG reporting	3.5	3.5	3.09	31% of peers scored lower
RP2.1	ESG incident monitoring			Not scored	
RP2.2	ESG incident occurrences			Not scored	
	Risk Management	5.00p 16.7%	5	4.07	76% of peers scored lower
RM1	Environmental Management System (EMS)	2	2	1.16	71% of peers scored lower
RM2	Process to implement governance policies	0.5	0.5	0.49	4% of peers scored lower
RM3.1	Social risk assessments	0.5	0.5	0.48	8% of peers scored lower
RM3.2	Governance risk assessments	0.5	0.5	0.47	13% of peers scored lower
RM4	ESG due diligence for new acquisitions	1.5	1.5	1.47	4% of peers scored lower
RM5	Resilience of strategy to climate-related risks			Not scored	
RM6.1	Transition risk identification			Not scored	
RM6.2	Transition risk impact assessment			Not scored	
RM6.3	Physical risk identification			Not scored	
RM6.4	Physical risk impact assessment			Not scored	
	Stakeholder Engagement	10.00p 33.3%	9.39	8.63	55% of peers scored higher
SE1	Employee training	1	1	0.85	47% of peers scored lower
SE2.1	Employee satisfaction survey	1	0.39	0.73	86% of peers scored higher
SE2.2	Employee engagement program	1	1	0.85	15% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
SE3.1	Employee health & well-being program	0.75	0.75	0.67	26% of peers scored lower
SE3.2	Employee health & well-being measures	1.25	1.25	1.1	24% of peers scored lower
SE4	Employee safety indicators	0.5	0.5	0.46	12% of peers scored lower
SE5	Inclusion and diversity	0.5	0.5	0.39	44% of peers scored lower
SE6	Supply chain engagement program	1.5	1.5	1.32	30% of peers scored lower
SE7.1	Monitoring property/asset managers	1	1	0.91	13% of peers scored lower
SE7.2	Monitoring external suppliers/service providers	1	1	0.88	14% of peers scored lower
SE8	Stakeholder grievance process	0.5	0.5	0.47	12% of peers scored lower

Leadership

ESG Commitments and Objectives

This aspect evaluates how the entity integrates ESG into its overall business strategy. The purpose of this section is to (1) identify public ESG commitments made by the entity, (2) identify who is responsible for managing ESG issues and has decision-making authority, (3) communicate to investors how the entity structures management of ESG issues, and (4) determine how ESG is embedded into the entity.

LE1 Not Scored

ESG leadership commitments

☒ Yes 95% ^

ESG leadership standards and principles

☐ Climate Action 100+ 5%

☐ Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC) 6%

☒ International Labour Organization (ILO) Standards 22%

☐ Montreal Pledge 2%

☐ OECD - Guidelines for multinational enterprises 3%

☐ PRI signatory 14%

☐ RE 100 9%

<input type="checkbox"/> Science Based Targets initiative	29%	<div></div>
<input type="checkbox"/> Task Force on Climate-related Financial Disclosures (TCFD)	47%	<div></div>
<input type="checkbox"/> UN Environment Programme Finance Initiative	0%	<div></div>
<input checked="" type="checkbox"/> UN Global Compact	45%	<div></div>
<input checked="" type="checkbox"/> UN Sustainable Development Goals	78%	<div></div>
<input type="checkbox"/> WorldGBC's Net Zero Carbon Buildings Commitment	10%	<div></div>
<input type="checkbox"/> Other	36%	<div></div>

Applicable evidence

Evidence provided

<input type="radio"/> No	5%	<div></div>
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LE2 Points: 1/1

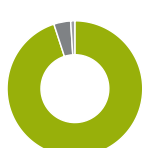
ESG Objectives

<input checked="" type="radio"/> Yes	99%	<div></div> ^
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The objectives relate to

<input checked="" type="checkbox"/> General sustainability	95%	<div></div>
<input checked="" type="checkbox"/> Environment	98%	<div></div>
<input checked="" type="checkbox"/> Social	99%	<div></div>
<input checked="" type="checkbox"/> Governance	98%	<div></div>
<input checked="" type="checkbox"/> Health and well-being	88%	<div></div>

Business strategy integration



☒ [95%] Fully integrated into the overall business strategy

☐ [4%] Partially integrated into the overall business strategy

☐ [1%] No answer provided

The objectives are


<input checked="" type="radio"/> Publicly available	98%	<div></div> ^
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Applicable evidence

Evidence provided

☐ Not publicly available 1%

Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

 In their publicly available Sustainability report, Ina Invest outlines their commitment to the three pillars of sustainability: Environment, Society and Economy --> "General Sustainability" For each pillar, several goals are defined: _"Environment": E.g. Label strategy: Each project is certified in accordance with the requirements of an energy and/or sustainability certificate. E.g. CO2 emissions: We reduce our revenue-adjusted CO2 emissions from our operations by at least 3% per year, which is compatible with the IPCC targets _ "Social" and "Health and well-being": Comfort: With each project, we seek to achieve a high degree of comfort by banking on high standards in terms of daylight, air quality and thermal comfort. Mix: Through our projects, we seek to contribute to the sociocultural and demographic mix at the respective location and take account of the local municipalities' relevant aims and strategies by participating in their processes. _"Governance": Environmental management: We demand that our partners develop and implement an environmental concept aimed at minimising emissions in the supply chain as well as on construction sites.

☐ No 1%

ESG Decision Making

LE3 Points: 2/2

Individual responsible for ESG

☒ Yes 100% ^

☒ ESG 100% ^

The individual(s) is/are

☒ Dedicated employee(s) for whom ESG is the core responsibility 80%

☐ Employee(s) for whom ESG is among their responsibilities 88%

☒ External consultants/manager 57%

☐ Investment partners (co-investors/JV partners) 4%

☒ Climate-related risks and opportunities 87% ^

The individual(s) is/are

☒ Dedicated employee(s) for whom climate-related issues are core responsibilities 65%

☐ Employee(s) for whom climate-related issues are among their responsibilities 76%

<input checked="" type="checkbox"/> External consultants/manager	38% <div><div></div></div>
<input type="checkbox"/> Investment partners (co-investors/JV partners)	3% <div><div></div></div>
<input type="radio"/> No	0% <div><div></div></div>

LE4 Points: 1/1

ESG taskforce/committee

<input checked="" type="radio"/> Yes	99% <div><div></div></div> ^
Members of the taskforce or committee	
<input checked="" type="checkbox"/> Board of Directors	68% <div><div></div></div>
<input checked="" type="checkbox"/> C-suite level staff	82% <div><div></div></div>
<input checked="" type="checkbox"/> Investment Committee	44% <div><div></div></div>
<input type="checkbox"/> Fund/portfolio managers	64% <div><div></div></div>
<input type="checkbox"/> Asset managers	82% <div><div></div></div>
<input type="checkbox"/> ESG portfolio manager	28% <div><div></div></div>
<input type="checkbox"/> Investment analysts	27% <div><div></div></div>
<input type="checkbox"/> Dedicated staff on ESG issues	79% <div><div></div></div>
<input type="checkbox"/> External managers or service providers	44% <div><div></div></div>
<input type="checkbox"/> Investor relations	44% <div><div></div></div>
<input type="checkbox"/> Other	29% <div><div></div></div>
<input type="radio"/> No	1% <div><div></div></div>

LE5 Points: 1/1

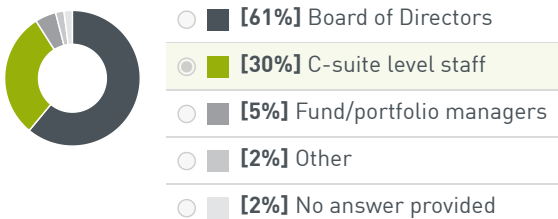
ESG senior decision-maker

<input checked="" type="radio"/> Yes	98% <div><div></div></div> ^
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☒ ESG

98%

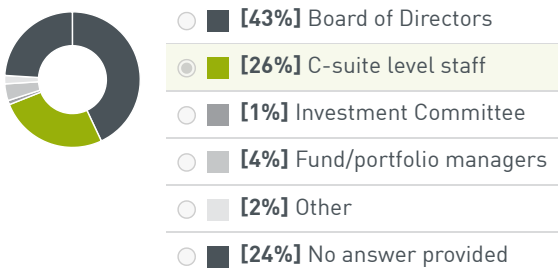
The individual's most senior role is as part of



☒ Climate-related risks and opportunities

76%

The individual's most senior role is as part of



Process of informing the most senior decision-maker

At the moment, Marc Pointet, CEO of Ina Invest is also the only employee of this rather young company. Therefore, he is at all times informed about the ESG performance of the entity. Furthermore, he stays in close exchange with the board of directors regarding ESG issues, among others.

☐ No

2%

LE6 Points: 2/2

Personnel ESG performance targets

☒ Yes

82%

Predetermined consequences

☒ Yes

81%

☒ Financial consequences

77%

Personnel to whom these factors apply

☒ Board of Directors

40%

☒ C-suite level staff

64%

☐ Investment Committee

26%

☒ Fund/portfolio managers

34%

☐ Asset managers

45%

☐ ESG portfolio manager

27%

☐ Investment analysts

15%

☒ Dedicated staff on ESG issues

61%

☐ External managers or service providers

16%

☐ Investor relations

29%

☐ Other

27%

☒ Non-financial consequences

61%

^

Personnel to whom these factors apply

☒ Board of Directors

26%

☒ C-suite level staff

47%

☐ Investment Committee

23%

☒ Fund/portfolio managers

31%

☐ Asset managers

41%

☐ ESG portfolio manager

24%

☐ Investment analysts

19%

☒ Dedicated staff on ESG issues

50%

☐ External managers or service providers

14%

☐ Investor relations

24%

☐ Other

16%

☐ No

1%

Applicable evidence

Evidence provided [but not shared with investors]

[ACCEPTED]

<https://report.ina-invest.com/en/2020/compensation-report/compensation-philosophy>

☐ No 18%

ESG Policies

This aspect confirms the existence and scope of the entity’s policies that address environmental, social, and governance issues.

P01 Points: 1.5/1.5

Policy on environmental issues

☒ Yes 97%

Environmental issues included

<input checked="" type="checkbox"/> Biodiversity and habitat	74%
<input checked="" type="checkbox"/> Climate/climate change adaptation	89%
<input checked="" type="checkbox"/> Energy consumption	96%
<input checked="" type="checkbox"/> Greenhouse gas emissions	95%
<input checked="" type="checkbox"/> Indoor environmental quality	65%
<input checked="" type="checkbox"/> Material sourcing	85%
<input checked="" type="checkbox"/> Pollution prevention	73%
<input checked="" type="checkbox"/> Renewable energy	84%
<input checked="" type="checkbox"/> Resilience to catastrophe/disaster	61%
<input checked="" type="checkbox"/> Sustainable procurement	83%
<input checked="" type="checkbox"/> Waste management	94%
<input checked="" type="checkbox"/> Water consumption	91%

☐ Other 16%

Applicable evidence

Evidence provided [but not shared with investors]

[ACCEPTED]

☐ No

3%

P02 Points: 1.5/1.5

Policy on social issues

☒ Yes

97%^

Social issues included

<input checked="" type="checkbox"/> Child labor	85% <div></div>
<input checked="" type="checkbox"/> Community development	69% <div></div>
<input checked="" type="checkbox"/> Customer satisfaction	71% <div></div>
<input checked="" type="checkbox"/> Employee engagement	77% <div></div>
<input checked="" type="checkbox"/> Employee health & well-being	93% <div></div>
<input checked="" type="checkbox"/> Employee remuneration	87% <div></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	89% <div></div>
<input checked="" type="checkbox"/> Freedom of association	67% <div></div>
<input checked="" type="checkbox"/> Health and safety: community	60% <div></div>
<input checked="" type="checkbox"/> Health and safety: contractors	81% <div></div>
<input checked="" type="checkbox"/> Health and safety: employees	94% <div></div>
<input checked="" type="checkbox"/> Health and safety: tenants/customers	77% <div></div>
<input checked="" type="checkbox"/> Human rights	88% <div></div>
<input checked="" type="checkbox"/> Inclusion and diversity	93% <div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	89% <div></div>
<input type="checkbox"/> Social enterprise partnering	34% <div></div>

☒ Stakeholder relations

77%

☐ Other

7%

Applicable evidence

Evidence provided [but not shared with investors]

[ACCEPTED]

☐ No

3%

P03 Points: 1.5/1.5

Policy on governance issues

☒ Yes

100%

^

Governance issues included

☒ Bribery and corruption

100%

☒ Cybersecurity

90%

☒ Data protection and privacy

98%

☒ Executive compensation

91%

☒ Fiduciary duty

66%

☒ Fraud

97%

☒ Political contributions

66%

☒ Shareholder rights

89%

☐ Other

40%

Applicable evidence

Evidence provided [but not shared with investors]

[ACCEPTED]

☐ No

0%

Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG management practices performance impacts the business through formal disclosure mechanisms. This aspect evaluates how the entity communicates its ESG actions and/or performance.

RP1 Points: 3.5/3.5

ESG reporting

☒ Yes

98%

Types of disclosure

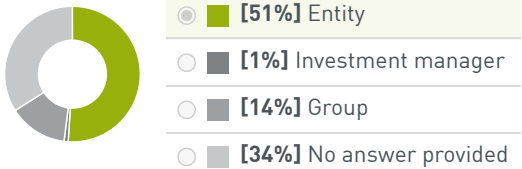
☐ Section in Annual Report

89%

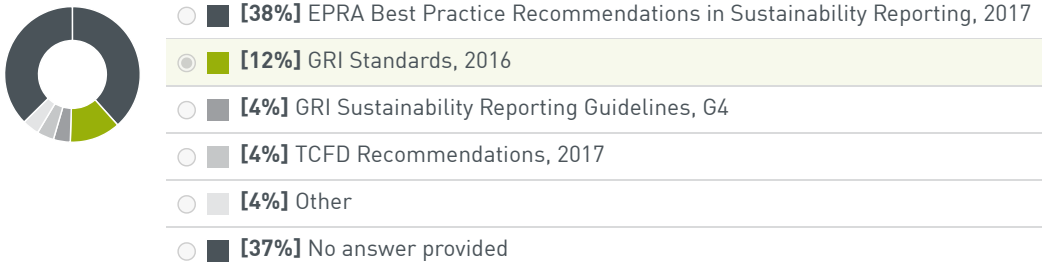
☒ Stand-alone sustainability report(s)

66%

Reporting level



Aligned with



Third-party review

☐ Yes

53%

☒ No

13%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

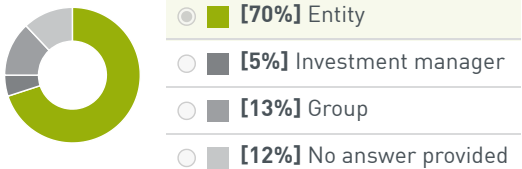
☐ Integrated Report

11%

☒ Dedicated section on corporate website

88%

Reporting level



Applicable evidence

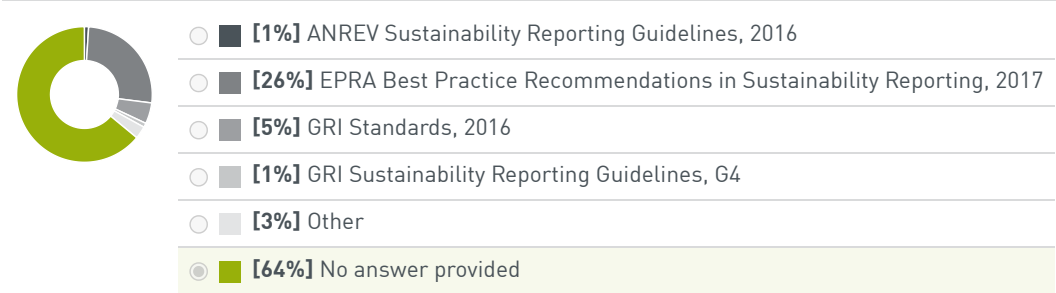
Evidence provided

[ACCEPTED]

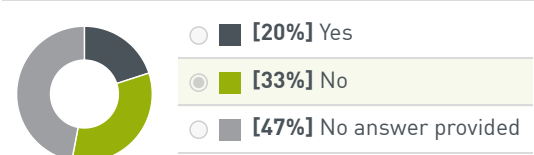
☒ Section in entity reporting to investors

53%

Aligned with



Third-party review



Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ Other

18%

☐ No

2%

ESG Incident Monitoring

RP2.1 Not Scored

ESG incident monitoring

☒ Yes

88%

Stakeholders covered

☒ Clients/Customers

76%

☒ Community/Public

71%

☐ Contractors

60%

☒ Employees


73%

☒ Investors/Shareholders

78%

<input type="checkbox"/> Regulators/Government	62%	<div></div>
<input checked="" type="checkbox"/> Special interest groups (NGOs, Trade Unions, etc)	35%	<div></div>
<input type="checkbox"/> Suppliers	56%	<div></div>
<input type="checkbox"/> Other stakeholders	18%	<div></div>

Process for communicating ESG-related incidents

 Ina Invest regularly checks whether the specified ESG guidelines (e.g. procurement, code of conduct) are complied with. Any violations would be reported and penalized if necessary.

<input type="radio"/> No	12%	<div></div>
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RP2.2 Not Scored

ESG incident occurrences

<input type="radio"/> Yes	1%	<div></div>
<input checked="" type="radio"/> No	99%	<div></div>

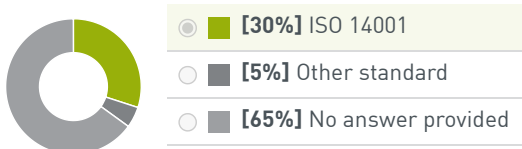
Risk Management

This aspect evaluates the processes used by the entity to support ESG implementation and investigates the steps undertaken to recognize and prevent material ESG related risks.

RM1 Points: 2/2

Environmental Management System (EMS)

<input checked="" type="radio"/> Yes	74%	<div></div> ^
<input type="radio"/> Aligned with	27%	<div></div>
<input checked="" type="radio"/> Third-party certified using	35%	<div></div> ^



☐ The EMS is not aligned with a standard nor certified externally

13%

Applicable evidence

Evidence provided [but not shared with investors]

[ACCEPTED]

<https://implenia.com/en/investor-relations/sustainable-investment/>

☐ No

26%

RM2 Points: 0.5/0.5

Process to implement governance policies

☒ Yes

100%^

Systems and procedures used

☒ Compliance linked to employee remuneration

61%

☐ Dedicated help desks, focal points, ombudsman, hotlines

65%

☒ Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy

90%

☒ Employee performance appraisal systems integrate compliance with codes of conduct

56%

☒ Investment due diligence process

96%

☐ Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies

86%

☒ Training related to governance risks for employees

95%^

☒ Regular follow-ups

91%

☒ When an employee joins the organization

85%

☐ Whistle-blower mechanism

89%

☐ Other

14%

☐ No

0%

☐ Not applicable

0%

Risk Assessments

RM3.1 Points: 0.5/0.5

Social risk assessments

☒ Yes 96% ^

Issues included

☒ Child labor 61%

☒ Community development 46%

☐ Controversies linked to social enterprise partnering 14%

☒ Customer satisfaction 81%

☒ Employee engagement 89%

☒ Employee health & well-being 89%

☒ Forced or compulsory labor 68%

☐ Freedom of association 37%

☒ Health and safety: community 47%

☒ Health and safety: contractors 74%

☒ Health and safety: employees 94%

☐ Health and safety: tenants/customers 82%

☐ Health and safety: supply chain (beyond tier 1 suppliers and contractors) 43%

☒ Human rights 59%

☒ Inclusion and diversity 79%

☒ Labor standards and working conditions 79%

☒ Stakeholder relations 57%

☐ Other

1%

☐ No

4%

RM3.2 Points: 0.5/0.5

Governance risk assessments

☒ Yes

99%^

Issues included

☒ Bribery and corruption

95%

☒ Cybersecurity

90%

☒ Data protection and privacy

98%

☒ Executive compensation

85%

☒ Fiduciary duty

62%

☒ Fraud

89%

☒ Political contributions

64%

☒ Shareholder rights

84%

☐ Other

16%

☐ No

1%

RM4 Points: 1.5/1.5

ESG due diligence for new acquisitions

☒ Yes

99%^

Issues included

☒ Biodiversity and habitat

59%

☐ Building safety

96%

<input checked="" type="checkbox"/> Climate/Climate change adaptation	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Compliance with regulatory requirements	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Contaminated land	97%	<div><div></div></div>
<input type="checkbox"/> Energy efficiency	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy supply	84%	<div><div></div></div>
<input checked="" type="checkbox"/> Flooding	88%	<div><div></div></div>
<input type="checkbox"/> GHG emissions	77%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	73%	<div><div></div></div>
<input type="checkbox"/> Indoor environmental quality	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Natural hazards	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Socio-economic	52%	<div><div></div></div>
<input checked="" type="checkbox"/> Transportation	84%	<div><div></div></div>
<input type="checkbox"/> Waste management	76%	<div><div></div></div>
<input type="checkbox"/> Water efficiency	72%	<div><div></div></div>
<input type="checkbox"/> Water supply	82%	<div><div></div></div>
<input type="checkbox"/> Other	11%	<div><div></div></div>
<input type="radio"/> No	1%	<div><div></div></div>
<input type="radio"/> Not applicable	0%	<div><div></div></div>

Climate Related Risk Management

RM5 Not Scored

Resilience of strategy to climate-related risks

☐ Yes

73%

☒ No

27%

Additional context

[Not provided]

RM6.1 Not Scored

Transition risk identification

☐ Yes

62%

☒ No

38%

Additional context

[Not provided]

RM6.2 Not Scored

Transition risk impact assessment

☐ Yes

52%

☒ No

48%

Additional context

[Not provided]

RM6.3 Not Scored

Physical risk identification

☐ Yes

64%

☒ No

36%

Additional context

[Not provided]

Not Scored

RM6.4 NOT SCORED

Physical risk impact assessment

☐ Yes50%

☒ No50%

Additional context

[Not provided]

Stakeholder Engagement
Employees

Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including employees and suppliers. This aspect identifies actions taken to engage with those stakeholders, as well as the nature of the engagement.

SE1 Points: 1/1

Employee training

☒ Yes99%^

Percentage of employees who received professional training: 100%

Percentage of employees who received ESG-specific training: 100%

ESG-specific training focuses on (multiple answers possible):

☒ Environmental issues84%

☒ Social issues82%

☒ Governance issues87%

☐ No1%

SE2.1 Points: 0.39/1

Employee satisfaction survey

☒ Yes88%^

The survey is undertaken

☒ Internally

40%

Percentage of employees covered: 100%

Survey response rate: 100%

☐ By an independent third party

63%

Quantitative metrics included

☒ Yes

84%^

Metrics include

☒ Net Promoter Score

33%

☒ Overall satisfaction score

77%

☐ Other

43%

☐ No

4%

Applicable evidence

Evidence provided (but not shared with investors)

[PARTIALLY ACCEPTED]

☐ No

12%

SE2.2 Points: 1/1

Employee engagement program

☒ Yes

87%^

Program elements

☒ Planning and preparation for engagement

57%

☐ Development of action plan

80%

☒ Implementation

66%

☒ Training

62%

☒ Program review and evaluation

60%

☒ Feedback sessions with c-suite level staff

77%

☐ Feedback sessions with separate teams/departments

77%

<input type="checkbox"/> Focus groups	52%	<div></div>
<input type="checkbox"/> Other	10%	<div></div>
<input type="radio"/> No	5%	<div></div>
<input type="radio"/> Not applicable	7%	<div></div>

SE3.1 Points: 0.75/0.75

Employee health & well-being program

☒ Yes

99%

^

The program includes

☒ Needs assessment

93%

☒ Goal setting

79%

☒ Action

96%

☒ Monitoring

88%

☐ No

1%

SE3.2 Points: 1.25/1.25

Employee health & well-being measures

☒ Yes

99%

^

Measures covered

☒ Needs assessment

88%

^

Monitoring employee health and well-being needs through

☒ Employee surveys on health and well-being

79%

Percentage of employees: 100%

☐ Physical and/or mental health checks

63%

☐ Other

6%



<input checked="" type="checkbox"/> Thermal comfort	73%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Working from home arrangements	93%	<div><div></div></div>

<input type="checkbox"/> Other	9%	<div><div></div></div>
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<input checked="" type="checkbox"/> Outcomes are monitored by tracking	74%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Environmental quality	41%	<div><div></div></div>
<input checked="" type="checkbox"/> Population experience and opinions	69%	<div><div></div></div>

<input type="checkbox"/> Program performance	38%	<div><div></div></div>
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<input type="checkbox"/> Other	3%	<div><div></div></div>
--------------------------------	----	------------------------

<input type="radio"/> No	0%	<div><div></div></div>
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<input type="radio"/> Not applicable	1%	<div><div></div></div>
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SE4 Points: 0.5/0.5

Employee safety indicators

<input checked="" type="radio"/> Yes	95%	<div><div></div></div> ^
--------------------------------------	-----	--------------------------

Indicators monitored


<input checked="" type="checkbox"/> Work station and/or workplace checks Percentage of employees: 100%	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Absentee rate 0	84%	<div><div></div></div>

<input type="checkbox"/> Injury rate	77%	<div><div></div></div>
--------------------------------------	-----	------------------------

<input type="checkbox"/> Lost day rate	51%	<div><div></div></div>
--	-----	------------------------

<input type="checkbox"/> Other metrics	23%	<div><div></div></div>
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Safety indicators calculation method

 Work station checks are performed on a regular basis and external experts regarding ergonomics can be consulted whenever necessary. The absence rate is calculated for the whole organization using the internal workhours reporting tool: It reflects the proportion of reported absence/sickness days as part of the total number of hours worked. The absentee rate includes absences due to both illness and accident (adjusted for part-time working). However, as Ina Invest has only one employee, the absentee rate is 0 due to no sickness days within the reporting year.

☐ No

5%

SE5 Points: 0.5/0.5

Inclusion and diversity

☒ Yes

98% ^

☒ Diversity of governance bodies

90% ^

Diversity metrics

☒ Age group distribution

65%

☒ Board tenure

78%

☐ Gender pay gap

49%

☒ Gender ratio

90%

Women: 20%

Men: 80%

☒ International background

46%

☐ Racial diversity

19%

☐ Socioeconomic background

20%

☒ Diversity of employees

97% ^

Diversity metrics

☒ Age group distribution

87%

Under 30 years old: 0%

Between 30 and 50 years old: 100%


Over 50 years old: 0%

☐ Gender pay gap

61%

<input checked="" type="checkbox"/> Gender ratio	97%	<div><div></div></div>
Women: 0%		
Men: 100%		
<input checked="" type="checkbox"/> International background	40%	<div><div></div></div>
<input checked="" type="checkbox"/> Racial diversity	28%	<div><div></div></div>
<input type="checkbox"/> Socioeconomic background	15%	<div><div></div></div>

Additional context

 At the moment, Ina Invest consists of one employee (CEO) and 5 members of the board of directors. It is, however, attached to the HR of the parent company and main shareholder Implenia.

Applicable evidence

Evidence provided [but not shared with investors][ACCEPTED]

 <https://www.ina-invest.com/en/about-us/organisation>


☐ No

2%

Suppliers

SE6 Points: 1.5/1.5

Supply chain engagement program

<input checked="" type="radio"/> Yes	91%	<div><div></div></div> 
Program elements		
<input checked="" type="checkbox"/> Developing or applying ESG policies	87%	<div><div></div></div>
<input checked="" type="checkbox"/> Planning and preparation for engagement	64%	<div><div></div></div>
<input type="checkbox"/> Development of action plan	60%	<div><div></div></div>
<input checked="" type="checkbox"/> Implementation of engagement plan	53%	<div><div></div></div>
<input type="checkbox"/> Training	31%	<div><div></div></div>
<input checked="" type="checkbox"/> Program review and evaluation	64%	<div><div></div></div>

<input checked="" type="checkbox"/> Feedback sessions with stakeholders	66%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>

Topics included

<input type="checkbox"/> Business ethics	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Child labor	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental process standards	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental product standards	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Human health-based product standards	53%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	87%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	86%	<div><div></div></div>
<input type="checkbox"/> Other	12%	<div><div></div></div>

External parties to whom the requirements apply

<input checked="" type="checkbox"/> Contractors	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Suppliers	90%	<div><div></div></div>
<input type="checkbox"/> Supply chain (beyond 1 tier suppliers and contractors)	47%	<div><div></div></div>
<input type="checkbox"/> Other	5%	<div><div></div></div>

<input type="radio"/> No	9%	<div><div></div></div>
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SE7.1 Points: 1/1

Monitoring property/asset managers

<input checked="" type="radio"/> Yes	95%	<div><div></div></div>
--------------------------------------	-----	------------------------

Monitoring compliance of



- ☐ [32%] Internal property/asset managers
- ☐ [11%] External property/asset managers
- ☒ [52%] Both internal and external property/asset managers
- ☐ [5%] No answer provided

Methods used

- ☐ Checks performed by independent third party 48%
- ☒ Property/asset manager ESG training 70%
- ☒ Property/asset manager self-assessments 50%
- ☒ Regular meetings and/or checks performed by the entity's employees 93%
- ☐ Require external property/asset managers' alignment with a professional standard 24%
- ☐ Other 10%
- ☐ No 1%
- ☐ Not applicable 4%

SE7.2 Points: 1/1

Monitoring external suppliers/service providers

- ☒ Yes 89%

Methods used

- ☐ Checks performed by an independent third party 46%
- ☐ Regular meetings and/or checks performed by external property/asset managers 57%
- ☒ Regular meetings and/or checks performed by the entity's employees 83%
- ☐ Require supplier/service providers' alignment with a professional standard 41%
- ☐ Supplier/service provider ESG training 24%
- ☒ Supplier/service provider self-assessments 54%
- ☐ Other 12%
- ☐ No 9%

☐ Not applicable

2%

SE8 Points: 0.5/0.5

Stakeholder grievance process

☒ Yes

97% ^

Process characteristics

☒ Accessible and easy to understand

86%

☒ Anonymous

64%

☒ Dialogue based

89%

☐ Equitable & rights compatible

61%

☒ Improvement based

65%

☐ Legitimate & safe

82%

☐ Predictable

43%

☐ Prohibitive against retaliation

49%

☒ Transparent

80%

☐ Other

1%

The process applies to

☒ Contractors

76%

☒ Suppliers

78%

☐ Supply chain (beyond tier 1 suppliers and contractors)

44%

☒ Clients/Customers

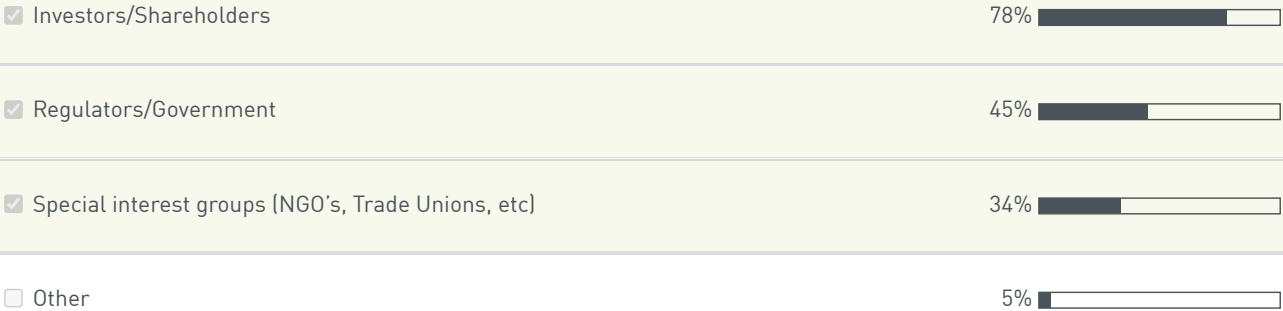
89%

☒ Community/Public

69%

☒ Employees



95%



Development

Development

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	ESG Requirements	12.00p 17.1%	12	11.71	33% of peers scored lower
DRE1	ESG strategy during development	4	4	3.71	33% of peers scored lower
DRE2	Site selection requirements	4	4	4	0% of peers scored lower
DRE3	Site design and development requirements	4	4	4	0% of peers scored lower
	Materials	6.00p 8.6%	6	5	33% of peers scored lower
DMA1	Materials selection requirements	6	6	5	33% of peers scored lower
DMA2.1	Life cycle assessments			Not scored	
DMA2.2	Embodied carbon disclosure			Not scored	
	Building Certifications	13.00p 18.6%	8.13	5.58	83% of peers scored lower
DBC1.1	Green building standard requirements	4	3	2.23	83% of peers scored lower
DBC1.2	Green building certifications	9	5.13	3.35	83% of peers scored lower
	Energy	14.00p 20%	12	9.8	50% of peers scored lower
DEN1	Energy efficiency requirements	6	6	5.79	33% of peers scored lower
DEN2.1	On-site renewable energy	6	6	4.01	50% of peers scored lower
DEN2.2	Net-zero carbon design and standards	2	0	0	17% of peers scored higher
	Water	5.00p 7.1%	4.38	4.55	50% of peers scored higher
DWT1	Water conservation strategy	5	4.38	4.55	50% of peers scored higher

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Waste	5.00p 7.1%	5	5	0% of peers scored lower
DWS1	Waste management strategy	5	5	5	0% of peers scored lower
	Stakeholder Engagement	15.00p 21.4%	14.62	12.48	83% of peers scored lower
DSE1	Health & well-being	2	2	1.71	67% of peers scored lower
DSE2.1	On-site safety	1.5	1.5	1.5	0% of peers scored lower
DSE2.2	Safety metrics	1.5	1.12	0.7	83% of peers scored lower
DSE3.1	Contractor ESG requirements	2	2	2	0% of peers scored lower
DSE3.2	Contractor monitoring methods	2	2	1.71	33% of peers scored lower
DSE4	Community engagement program	2	2	1.71	17% of peers scored lower
DSE5.1	Community impact assessment	2	2	1.71	17% of peers scored lower
DSE5.2	Community impact monitoring	2	2	1.43	33% of peers scored lower

ESG Requirements

Integrating ESG requirements into construction activities can help mitigate the negative impact on ecological systems, and at the same time improve the environmental efficiency of buildings in the operational phase. This aspect assesses the entity's efforts to address ESG-issues during the design, construction, and site development of new buildings.

DRE1 Points: 4/4

ESG strategy during development

☒ Yes 100% ^

Strategy elements

☒ Biodiversity and habitat 71%

☒ Building safety 71%

☐ Climate/climate change adaptation 29%

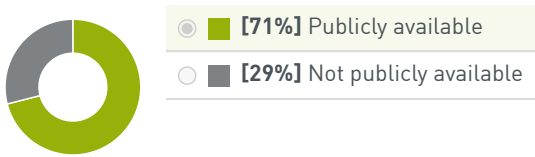
☒ Energy consumption 100%

☒ Green building certifications 86%

☒ Greenhouse gas emissions 86%

<input checked="" type="checkbox"/> Health and well-being	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Life-cycle assessments/embodied carbon	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Location and transportation	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Material sourcing	100%	<div><div></div></div>
<input type="checkbox"/> Net-zero/carbon neutral design	14%	<div><div></div></div>
<input checked="" type="checkbox"/> Pollution prevention	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Renewable energy	86%	<div><div></div></div>
<input type="checkbox"/> Resilience to catastrophe/disaster	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Site selection and land use	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Sustainable procurement	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Water consumption	100%	<div><div></div></div>
<input type="checkbox"/> Other	14%	<div><div></div></div>

The strategy is



Applicable evidence

Evidence provided [but not shared with investors]

[ACCEPTED]

<https://www.ina-invest.com/en/sustainability/sustainability-strategy>

Business strategy integration

Ina Invest sets the highest standards for the sustainability of their projects. All developments must receive certification of a wholistic sustainability label (e.g. SNBS, LEED), which guarantees compliance with the high requirements. Furthermore, Ina Invest implements their sustainability requirements already in the planning phase and throughout the whole process including operation. Ina Invest only cooperates with partners who share these ambitious goals.

☐ No

0%

DRE2 Points: 4/4

Site selection requirements

☒ Yes

100%^

Criteria included

☒ Connect to multi-modal transit networks

100%

☒ Locate projects within existing developed areas

100%

☐ Protect, restore, and conserve aquatic ecosystems

29%

☐ Protect, restore, and conserve farmland

29%

☐ Protect, restore, and conserve floodplain functions

14%

☐ Protect, restore, and conserve habitats for native, threatened and endangered species

57%

☒ Protect, restore, and conserve historical and heritage sites

100%

☒ Redevelop brownfield sites

86%

☐ Other

29%

☐ No

0%

DRE3 Points: 4/4

Site design and development requirements

☒ Yes

100%^

Criteria included

☒ Manage waste by diverting construction and demolition materials from disposal

100%

☐ Manage waste by diverting reusable vegetation, rocks, and soil from disposal

43%

☒ Minimize light pollution to the surrounding community

71%

<input checked="" type="checkbox"/> Minimize noise pollution to the surrounding community	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Perform environmental site assessment	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect air quality during construction	100%	<div><div></div></div>
<input type="checkbox"/> Protect and restore habitat and soils disturbed during construction and/or during previous development	57%	<div><div></div></div>
<input type="checkbox"/> Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants	86%	<div><div></div></div>
<input type="checkbox"/> Other	29%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

Materials

Consideration of the environmental attributes of materials during the design of development projects can reduce the overall life cycle emissions. In addition, consideration of health attributes for materials affects the on-site health and safety of personnel and health and well-being of occupants once the development is completed. This aspect assesses criteria on material selection related to (1) environmental and health attributes and (2) life cycle emissions, as well as disclosure on embodied carbon emissions.

DMA1 Points: 6/6

Materials selection requirements

<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
Issues addressed		
<input checked="" type="checkbox"/> Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Environmental Product Declarations	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Health Product Declarations	71%	<div><div></div></div>
<input type="checkbox"/> Other types of required health and environmental disclosure:	0%	<div><div></div></div>
<input checked="" type="checkbox"/> Material characteristics	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Locally extracted or recovered materials	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Low embodied carbon materials	86%	<div><div></div></div>

<input checked="" type="checkbox"/> Low-emitting VOC materials	86%	<div><div></div></div>
<input type="checkbox"/> Materials and packaging that can easily be recycled	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials that disclose environmental impacts	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials that disclose potential health hazards	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Rapidly renewable materials and recycled content materials	86%	<div><div></div></div>
<input checked="" type="checkbox"/> "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Third-party certified wood-based materials and products	86%	<div><div></div></div>
Types of third-party certification used: FSC, PEFC or equivalent labels		[ACCEPTED]
<input type="checkbox"/> Other	0%	<div><div></div></div>

Applicable evidence

Evidence provided [but not shared with investors] [ACCEPTED]

<input type="radio"/> No	0%	<div><div></div></div>
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DMA2.1 Not Scored

Life cycle assessments

<input type="radio"/> Yes	29%	<div><div></div></div>
<input checked="" type="radio"/> No	71%	<div><div></div></div>

DMA2.2 Not Scored

Embodied carbon disclosure

<input type="radio"/> Yes	29%	<div><div></div></div>
<input checked="" type="radio"/> No	71%	<div><div></div></div>
<input type="radio"/> Not applicable	0%	<div><div></div></div>

Building Certifications

DBC1.1 Points: 3/4

Green building standard requirements

☒ Yes 100% ^

Requirements

☐ Projects required to align with requirements of a third-party green building rating system 57%

☒ Projects required to achieve certification with a green building rating system 57%

Percentage of portfolio covered: 100%

Green building rating systems (include all that apply): Minergie, SNBS, 2000Watt Areal, BREEAM, LEED [FULL POINTS]

☐ Projects required to achieve a specific level of certification 43%

☐ No 0%

DBC1.2 Points: 5.13/9

Green building certifications

☒ Yes 100% ^

Certification schemes used

☒ Projects registered to obtain a green building certificate 57% ^

Scheme name / sub-scheme name	Area Certified (m ²)	% portfolio certified by floor area 2020	Number of Assets	% of GAV certified - optional 2020
MINERGIE	8,561	19.3	1	6.62
MINERGIE/P	18,610	42.03	1	10.34

☒ Projects that obtained a green building certificate or official pre-certification 86% ^

Scheme name / sub-scheme name	Area Certified (m ²)	% portfolio certified by floor area 2020	Number of Assets	% of GAV certified - optional 2020
2000-Watt/Site - Design & Construction	17,101	38.62	2	83.03

☐ No 0%

☐ Not applicable 0%

Energy

This aspect describes the entity’s strategy to integrate energy efficiency measures, incorporate on-site renewable energy generation and approach to define and achieve net-zero energy performance throughout design and construction activities.

DEN1 Points: 6/6

Energy efficiency requirements

☒ Yes

100%

^

☒ Requirements for planning and design

100%

^

☒ Development and implementation of a commissioning plan

71%

☐ Integrative design process

57%

☒ To exceed relevant energy codes or standards

86%

☒ Requirements for minimum energy use intensity post-occupancy

86%

☐ Other

0%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☒ Energy efficiency measures

100%

^

☐ Air conditioning

71%

☒ Commissioning

86%

☐ Energy modeling

57%

☒ High-efficiency equipment and appliances

86%

☒ Lighting

100%

☒ Occupant controls

86%

☐ Passive design

0%

☒ Space heating

100%

<input checked="" type="checkbox"/> Ventilation	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Water heating	86%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input checked="" type="checkbox"/> Operational energy efficiency monitoring	100%	<div><div></div></div> ^
<input type="checkbox"/> Building energy management systems	43%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy use analytics	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Post-construction energy monitoring	29%	<div><div></div></div>
For on average years: 100		
<input checked="" type="checkbox"/> Sub-meter	86%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input type="radio"/> No	0%	<div><div></div></div>
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DEN2.1 Points: 6/6

On-site renewable energy

<input checked="" type="radio"/> Yes	86%	<div><div></div></div> ^
Average design target for on-site production: 50%		

Renewable energy types

<input type="checkbox"/> Biofuels	29%	<div><div></div></div>
<input type="checkbox"/> Geothermal Steam	29%	<div><div></div></div>
<input type="checkbox"/> Hydro	0%	<div><div></div></div>
<input checked="" type="checkbox"/> Solar/photovoltaic	86%	<div><div></div></div>
Percentage of all projects: 100%		
<input type="checkbox"/> Wind	0%	<div><div></div></div>
<input checked="" type="checkbox"/> Other	43%	<div><div></div></div>
district heating, which at least in part consists of renewable energy sources (average in Switzerland ca. 40%) [NOT ACCEPTED]		
Percentage of all projects: 100%		

☐ No

14%

☐ Not applicable

0%

DEN2.2 Points: 0/2

Net-zero carbon design and standards

☐ Yes

14%

☒ No

86%

Water Conservation

This aspect describes the entity’s strategy to integrate water conservation measures in development projects.

DWT1 Points: 4.38/5

Water conservation strategy

☒ Yes

100%^

Strategy elements

☒ Requirements for planning and design include

86%^

☐ Development and implementation of a commissioning plan

29%

☐ Integrative design for water conservation

43%

☒ Requirements for indoor water efficiency

86%

☒ Requirements for outdoor water efficiency

86%

☒ Requirements for process water efficiency

43%

☒ Requirements for water supply

57%

☒ Requirements for minimum water use intensity post-occupancy

29%

☐ Other

0%

Applicable evidence

Evidence provided (but not shared with investors)

[PARTIALLY ACCEPTED]

☒ Common water efficiency measures include 100% ^

☐ Commissioning of water systems 57%

☐ Drip/smart irrigation 29%

☒ Drought tolerant/low-water landscaping 57%

☒ High-efficiency/dry fixtures 100%

☐ Leak detection system 43%

☒ Occupant sensors 29%

☒ On-site wastewater treatment 57%

☒ Reuse of stormwater and greywater for non-potable applications 100%

☐ Other 14%

☒ Operational water efficiency monitoring 100% ^

☒ Post-construction water monitoring 29%
For on average years: 100

☒ Sub-meter 100%

☐ Water use analytics 57%

☐ Other 0%

☐ No 0%

Waste Management

This aspect describes the entity’s strategy to integrate efficient on-site waste management during the construction phase of its development projects.

Waste management strategy

☒ Yes

100%

Efficient solid waste management promotion strategies

☒ Management and construction practices (multiple answers possible)

100%

☐ Construction waste signage

71%

☐ Diversion rate requirements

57%

☐ Education of employees/contractors on waste management

86%

☐ Incentives for contractors for recovering, reusing and recycling building materials

57%

☒ Targets for waste stream recovery, reuse and recycling

57%

☒ Waste management plans

100%

☒ Waste separation facilities

100%

☐ Other

0%

☒ On-site waste monitoring

100%

☒ Hazardous waste monitoring/audit

100%

☒ Non-hazardous waste monitoring/audit

100%

☐ Other

0%

☐ No

0%

Stakeholder Engagement

Health, Safety & Well-being

This aspect identifies actions to engage with contractors and community, as well as the nature of the engagement during the project development phase.

DSE1 Points: 2/2

Health & well-being

<div><div></div>Yes</div>		100% <div><div></div></div>
Design promotion activities		
<div><div></div>Requirements for planning and design</div>		86% <div><div></div></div>
<div><div></div>Health Impact Assessment</div>		57% <div><div></div></div>
<div><div></div>Integrated planning process</div>		71% <div><div></div></div>
<div><div></div>Other planning process</div>		14% <div><div></div></div>
<div><div></div>Health & well-being measures</div>		100% <div><div></div></div>
<div><div></div>Acoustic comfort</div>		100% <div><div></div></div>
<div><div></div>Active design features</div>		57% <div><div></div></div>
<div><div></div>Biophilic design</div>		29% <div><div></div></div>
<div><div></div>Commissioning</div>		57% <div><div></div></div>
<div><div></div>Daylight</div>		86% <div><div></div></div>
<div><div></div>Ergonomic workplace</div>		29% <div><div></div></div>
<div><div></div>Humidity</div>		71% <div><div></div></div>
<div><div></div>Illumination</div>		100% <div><div></div></div>
<div><div></div>Inclusive design</div>		57% <div><div></div></div>
<div><div></div>Indoor air quality</div>		100% <div><div></div></div>
<div><div></div>Natural ventilation</div>		71% <div><div></div></div>
<div><div></div>Occupant controls</div>		86% <div><div></div></div>
<div><div></div>Physical activity</div>		43% <div><div></div></div>
<div><div></div>Thermal comfort</div>		100% <div><div></div></div>
<div><div></div>Water quality</div>		100% <div><div></div></div>

☐ Other

14%

☒ Monitoring health and well-being performance through

86%

^

☒ Occupant education

71%

☒ Post-construction health and well-being monitoring

71%

For on average years: 100

☐ Other

0%

☐ No

0%

DSE2.1 Points: 1.5/1.5

On-site safety

☒ Yes

100%

^

On-site safety promotion activities

☐ Availability of medical personnel

29%

☒ Communicating safety information

100%

☒ Continuously improving safety performance

71%

☐ Demonstrating safety leadership

57%

☒ Entrenching safety practices

71%

☒ Managing safety risks

86%

☐ On-site health and safety professional (coordinator)

43%

☒ Personal Protective and Life Saving Equipment

100%

☒ Promoting design for safety

71%

☒ Training curriculum

43%

☐ Other

14%

☐ No

0%

DSE2.2 Points: 1.12/1.5

Safety metrics

☒ Yes

71%


Indicators monitored

☒ Injury rate

71%

0

Explain the injury rate calculation method (maximum 250 words)

 Accident events that occurred on the construction sites in relation to the number of construction workers in full time equivalent.

☒ Fatalities

71%

0

☒ Near misses

29%

0

☐ Lost day rate

14%

☐ Severity rate

14%

☐ Other metrics

0%

☐ No

29%

Supply Chain

DSE3.1 Points: 2/2

Contractor ESG requirements

☒ Yes

100%

Percentage of projects covered: 100%

Topics included

☒ Business ethics

86%

☒ Child labor

71%

<input checked="" type="checkbox"/> Community engagement	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental process standards	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental product standards	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Human health-based product standards	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Occupational safety	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	100%	<div><div></div></div>
<input type="checkbox"/> Other	14%	<div><div></div></div>
<hr/>		
<input type="radio"/> No	0%	<div><div></div></div>

DSE3.2 Points: 2/2

Contractor monitoring methods

<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
<hr/>		
Methods used		
<hr/>		
<input type="checkbox"/> Contractor ESG training	0%	<div><div></div></div>
<hr/>		
<input checked="" type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction	86%	<div><div></div></div>
<hr/>		
<input type="checkbox"/> External audits by third party	14%	<div><div></div></div>
<hr/>		
<input checked="" type="checkbox"/> Internal audits	14%	<div><div></div></div>
Projects internally audited: 100%		
<hr/>		
<input checked="" type="checkbox"/> Weekly/monthly (on-site) meetings and/or ad hoc site visits	86%	<div><div></div></div>
Projects' meetings and/or site visits: 100%		
<hr/>		
<input type="checkbox"/> Other	14%	<div><div></div></div>
<hr/>		
<input type="radio"/> No	0%	<div><div></div></div>

☐ Not applicable

0%

Community Impact and Engagement

DSE4 Points: 2/2

Community engagement program


☒ Yes

86%

Topics included

<input checked="" type="checkbox"/> Community health and well-being	86% <div></div>
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	57% <div></div>
<input checked="" type="checkbox"/> Employment creation in local communities	86% <div></div>
<input checked="" type="checkbox"/> Enhancement programs for public spaces	71% <div></div>
<input checked="" type="checkbox"/> ESG education program	29% <div></div>
<input type="checkbox"/> Research and network activities	29% <div></div>
<input type="checkbox"/> Resilience, including assistance or support in case of disaster	14% <div></div>
<input checked="" type="checkbox"/> Supporting charities and community groups	71% <div></div>
<input type="checkbox"/> Other	14% <div></div>

Program description

 Ina Invest is aware of its social responsibility. Media relations are only one part of the Group's information efforts. Another important pillar of communication embodies direct contact with the people affected by the company's construction activities. For this reason, Ina Invest and its contracted companies organize public information events and site visits for major projects. Especially for projects in urban areas, Ina Invest attaches great importance to an active exchange with the neighborhood, that communities can form in neighborhoods and actively promotes them.

☐ No

14%

DSE5.1 Points: 2/2

Community impact assessment

☒ Yes

86%

Assessed areas of impact

☒ Housing affordability

71%

☐ Impact on crime levels

14%

☒ Livability score

43%

☐ Local income generated

0%

☐ Local job creation

43%

☐ Local residents' well-being

29%

☒ Walkability score

57%

☐ Other

14%

☐ No

14%

DSE5.2 Points: 2/2

Community impact monitoring

☒ Yes

86%

Monitoring process includes

☒ Analysis and interpretation of monitoring data

14%

☒ Development and implementation of a communication plan

57%

☐ Development and implementation of a community monitoring plan

0%

☒ Development and implementation of a risk mitigation plan

57%

☐ Identification of nuisance and/or disruption risks

57%

☒ Identification of stakeholders and impacted groups

57%


☐ Management practices to ensure accountability for performance goals and issues identified during community monitoring

29%

☐ Other



Process description

 Within each project, the impact on environemnt and community is closely monitored. Contractors are required to adhere to Ina Invest's sustainability requirements. This includes a clear identification of risks for all affected groups, a concept on how to mitigate these risks and a clear communication concept. Ina Invest and its contracted companies organize public information events and site visits for major projects. Especially for projects in urban areas, Ina Invest attaches great importance to an active exchange with the neighborhood, that communities can form in neighborhoods and actively promotes them.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No



GRESB Partners

Global Partners



Premier Partners



Partners

