

# Standard ESG- Questionnaire for Direct Real Estate Vehicles

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# 1 Swiss Sustainable Finance (SSF)





# SSF Vision and Mission

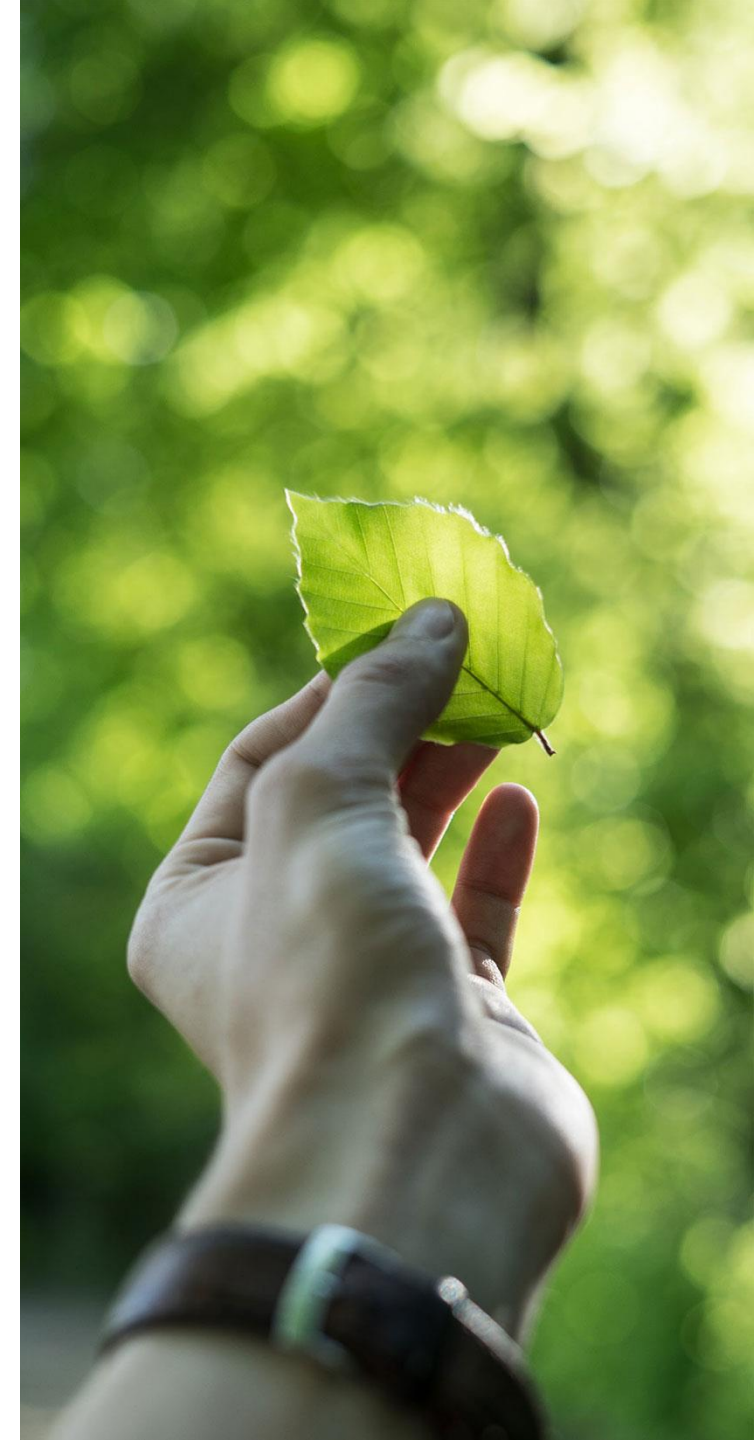
## **SSF Vision**

The Swiss financial centre is a leading voice and actor in sustainable finance, fostering the transition to a sustainable and prosperous economy.

## **SSF Mission**

SSF supports the Swiss financial centre in achieving a leading position in sustainable finance by

- shaping Swiss frameworks
- engaging key stakeholders
- informing on best practice
- creating supportive tools



# Broad SSF members base (>260 members and network partners)

Category	Examples of members
> 130 Asset Managers and Banks	
> 35 Pension funds and other asset owners	
8 Insurance companies	
> 30 Service providers	
> 10 Research and education facilities	
> 10 NGOs and public sector	

# Four Strategic Priorities with 10 Activity fields

Focus on external stakeholders

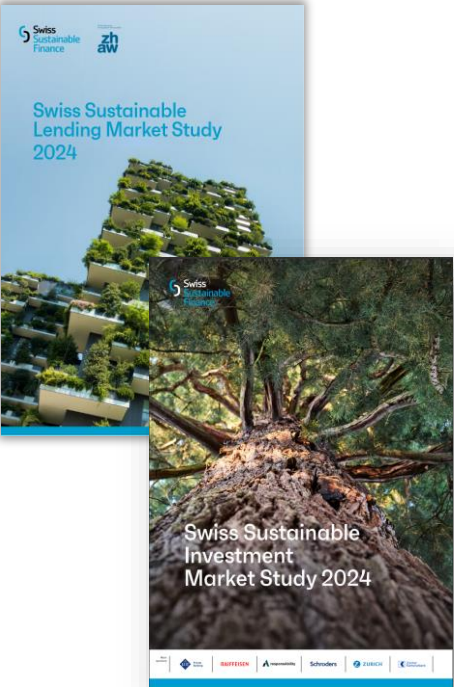
Focus on member needs



\* Four SSF member platforms and various focus groups support implementation of activities

# SSF publications

**Swiss Sustainable Investment and Lending Market Studies**  
(updated annually)



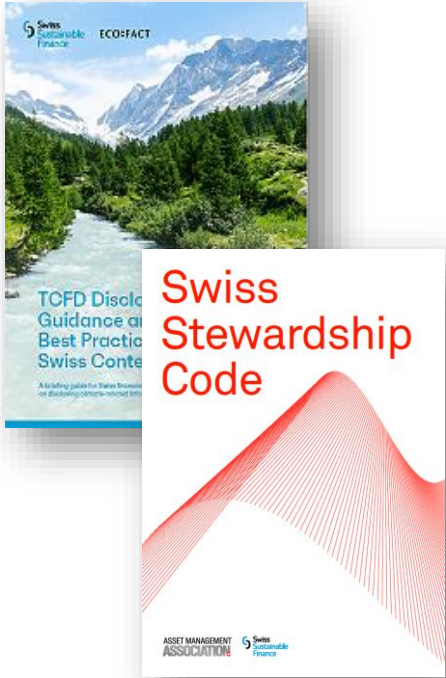
**Spotlight series:**

- Sustainable Real Estate Investments
- The Role of Derivatives



**Guidelines:**

- TCFD Disclosure – Guidance and Best Practice in the Swiss Context
- Swiss Stewardship Code



**Compendiums:**

- Sustainability in Lending
- Financing The Low Carbon Economy





# SSF events and webinars on sustainable finance



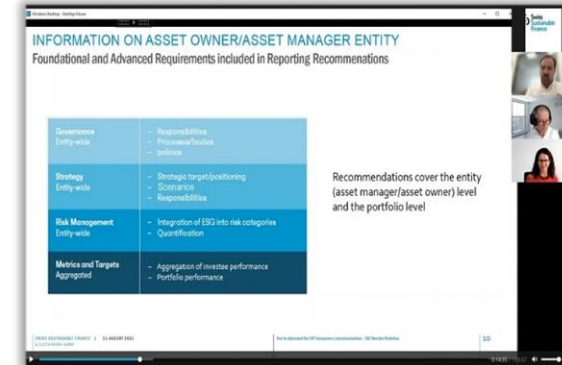
## SSF Annual Conference and other SSF events

On top of the Annual Conference, SSF organises various events on latest developments and standard setting



## Building Bridges Week

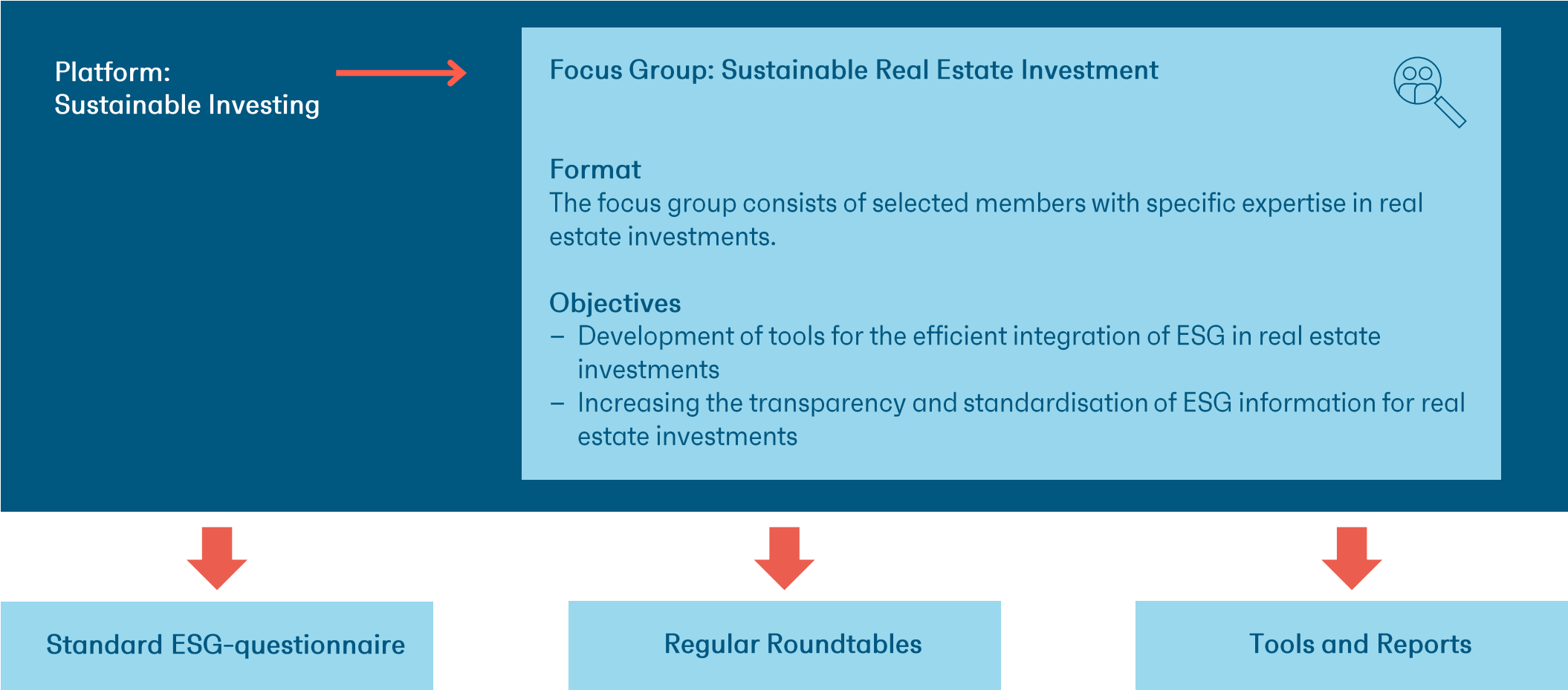
Annual international summit and week of events in Geneva, of which SSF is a founding partner, promoting more collective action towards achieving the SDGs



## SSF Webinars

- Public webinars on SSF publications and other topics
- Member webinars with guidance on topical issues

# SSF Focus Group: Sustainable Real Estate Investment





# 2 Standard ESG- Questionnaire for Direct Real Estate Vehicles



# Background: SSREG and ESG Questionnaire

- The Swiss Sustainable Real Estate Group (SSREG) discusses developments and challenges in the area of sustainability, consisting of industry experts from major real estate asset owners:
  - Allianz Suisse Immobilien AG, AXA Investment Managers Schweiz AG, BVK Personalvorsorge des Kantons Zürich, Credit Suisse Asset Management (Schweiz) AG, Helvetia Schweiz Versicherung, Migros Pensionskasse, Pensimo Management AG, PSP Swiss Property AG, Schroders Investment Management (Switzerland), Swiss Finance & Property Group AG, Swiss Life Asset Management AG, Swiss Prime Site AG, Swisscanto, UBS Fund Management (Switzerland) AG, Zurich Invest AG
- Development of a standard ESG questionnaire with introduction in 2022

# SSF publication of standard ESG-questionnaire

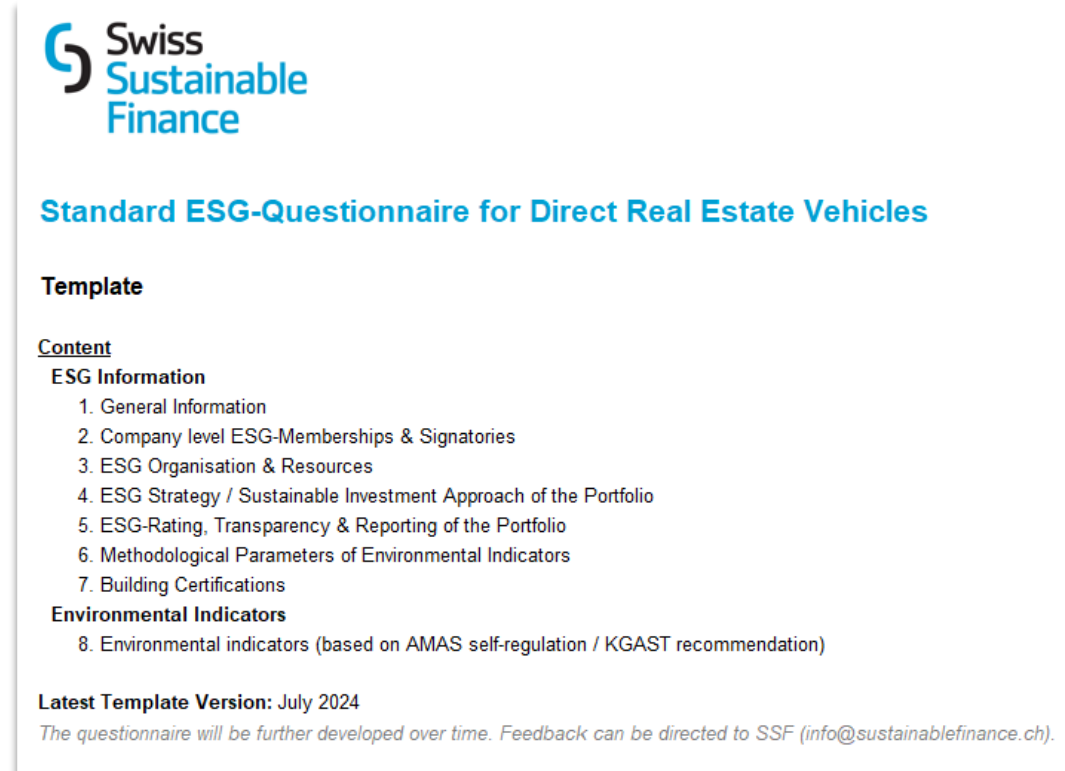
- Development:
  - SSREG approached SSF for broad publication of the questionnaire
  - SSF helps to extend the application and brings in different perspectives from its members and stakeholders
  
- Objectives:
  - Creation of a transparency standard for increased comparability
  - Simplification of data provision for providers of direct real estate funds
  - Simplification of data procurement for indirect real estate investors



# Content of standard ESG-questionnaire

- Content:
  - General Information
  - Company Level Memberships and Signatories
  - ESG Organisation and Resources
  - ESG Strategy and Sustainable Investment Approaches
  - ESG ratings and Transparency and Reporting of the Portfolio
  - Building Certifications
  - Methodological approaches of calculating environmental indicators
- Second sheet: AMAS environmental indicators

# Standard ESG-Questionnaire for Direct Real Estate Vehicles (1/3)



**Swiss Sustainable Finance**

## Standard ESG-Questionnaire for Direct Real Estate Vehicles

**Template**

Content

**ESG Information**

1. General Information
2. Company level ESG-Memberships & Signatories
3. ESG Organisation & Resources
4. ESG Strategy / Sustainable Investment Approach of the Portfolio
5. ESG-Rating, Transparency & Reporting of the Portfolio
6. Methodological Parameters of Environmental Indicators
7. Building Certifications

**Environmental Indicators**

8. Environmental indicators (based on AMAS self-regulation / KGAST recommendation)

**Latest Template Version:** July 2024

*The questionnaire will be further developed over time. Feedback can be directed to SSF ([info@sustainablefinance.ch](mailto:info@sustainablefinance.ch)).*

>	<u>Cover</u>	ESG Information	Environmental Indicators	+
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# Standard ESG-Questionnaire for Direct Real Estate Vehicles (2/3)

## ESG Information for Direct Real Estate Vehicles

ESG Organisation & Resources		ANSWER	Comments
<b>Company level sustainable resources</b>			
3.1	Please describe the organisational embedding of ESG in comments (personnel, governance bodies, etc.)		
3.2	Do you have a separate in-house ESG (research) department? (company wide)		
3.3	Please state the <u>number</u> of analysts, portfolio managers & specialists (in FTE) solely focusing on sustainability (company wide)		
3.4	Significant organisational events with respect to the ESG team		
<b>Asset class &amp; country specific sustainable resources</b>			
3.5	Do you have a separate in-house ESG (research) department? (responsible for direct real estate Switzerland)		
3.6	Please state the <u>number</u> of analysts, portfolio managers & specialists (in FTE) solely focusing on sustainability (responsible for direct real estate Switzerland)		
3.7	Significant organisational events with respect to the ESG team		
ESG Strategy / Sustainable Investment Approach of the Portfolio		ANSWER	Comments
<b>ESG Strategy</b>			
4.1	Does the fund pursue a dedicated ESG investment strategy? (please describe)		
4.2	Have specific ESG targets been defined for the portfolio? (please describe)		



# Standard ESG-Questionnaire for Direct Real Estate Vehicles (3/3)

**Environmental Indicators for Direct Real Estate Vehicles**

*Please refer the information on the applied methodological principles in the sheet "ESG Information" from row 96 onwards.*

			Reference area: Energy reference area (ERA)		
			DD.MM.YY - DD.MM.YY	DD.MM.YY - DD.MM.YY	DD.MM.YY - DD.MM.YY
<b>Q.ID.</b>	<b>Coverage ratio - Scope 1 &amp; 2</b>				
8.1	Total area of completed properties (m2)	m <sup>2</sup>			
8.2	Area of completed properties covered	m <sup>2</sup>			
8.3	Coverage ratio - Scope 1 & 2	%	#DIV/0!	#DIV/0!	#DIV/0!
<b>Energy consumption &amp; intensity - Scope 1 &amp; 2</b>					
8.4	Energy consumption - Scope 1 & 2	MWh/a			
8.5	Energy intensity - Scope 1 & 2	kWh/m <sup>2</sup>			
<b>Energy Mix - Scope 1 &amp; 2</b>					

# 3 Outlook



# Outlook

- Translation into German and French in preparation
- Dialogue platform and regular evolution of the questionnaire planned, while maintaining stability of topics (Steering Committee)
- Annual review process accompanied by SSF Involvement of direct and indirect investors, including asset owners
  - Involvement of relevant stakeholders in the Swiss market
- Implications
  - Standardisation of reporting quality
  - Efficiency gain for all market participants with a standard (basic) questionnaire



# Thank you

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