

Green Bond Framework 2026

allreal

Editorial

The real estate and construction industry has a major impact on the environment, society and the economy. And because we are aware of that, we are committed to creating sustainable living spaces and long-term value in everything we do.

In terms of market value, Allreal is the third-largest listed real estate company in Switzerland. In our more than 20-year company history, we have made a name for ourselves as pioneers in the operation, development, planning and realisation of environmentally exemplary buildings. We have documented our efforts to act responsibly in a long-term sustainability strategy and set ourselves ambitious targets. We focus on those issues where we can exert the greatest influence and have maximum impact.

This Green Bond Framework describes the principles, processes and governance structures of Allreal Group that apply to the issue of green financial instruments. This is based on our sustainability strategy. The Green Bond Framework is in accordance with the Green Bond Principles of the International Capital Market Association (ICMA), version 2025.

Green bonds are a financial instrument that are used to support our sustainability commitment in an effective way. With the creation of a green bond programme in 2022, the company is supporting the transition to sustainable real estate investments. At the same time, the investor base is being expanded so that investors who wish to take responsibility for sustainability – like Allreal, for example – will have the option to invest specifically in such assets.

We dedicate ourselves each day to achieving the goals of our long-term sustainability strategy and making a positive contribution to people and the environment. We firmly believe sustainable action is a fundamental prerequisite for long-term business success. This is how we build value, both now and in the future.

Stephan Widrig
CEO

Marc Frei
CFO

David Guthörl
Head of Sustainability

Sustainability Strategy 2025-2028

The Sustainability Strategy 2025-2028 forms the strategic framework for creating long-term value and developing sustainable living spaces. It sets out clear objectives, prioritises the topics with the greatest impact and ensures sustainability is an integral element of corporate governance.

The strategy encompasses the three ESG dimensions of environment, social and governance. The focus topics across these three dimensions are based on the nine material topics derived from the double materiality assessment. In addition, four forward-looking topics have been included: biodiversity and water management, diversity and equal opportunities, digitalisation and cybersecurity, and participation and stakeholder engagement. Through these efforts, Allreal is actively responding to social and regulatory developments and expanding the scope of its core materiality to include relevant future issues. (<https://allreal.ch/en/company/sustainability>).

Environment	Social	Governance	Economy
<ul style="list-style-type: none">- CO₂ and other emissions- Resource consumption	<ul style="list-style-type: none">- High-quality living spaces- Corporate culture- Workplace health and safety	<ul style="list-style-type: none">- ESG integration- Ethics, integrity and compliance	<ul style="list-style-type: none">- Profitability and financial strength- Market and customer orientation

Having set an ambitious reduction path, Allreal is committed to significantly reducing the CO₂ emissions of its real estate portfolio and achieving net zero by 2050 at the latest. For new builds and major refurbishments, the focus is on complying with exacting specifications such as those set out in the SNBS standard, combined with strict targets for CO₂ emissions during construction and operation. Alongside decarbonisation, the circular economy, biodiversity and climate-adapted agricultural use underpin the environmental objectives.

The social topics covered in Allreal's Sustainability Strategy centre on the following areas: the development of high-quality living spaces, a modern management and corporate culture, the consistent implementation of workplace health and safety, and the promotion of diversity and equal opportunities. The governance dimension ensures that sustainability is embedded within the organisation and managed strategically. The Board of Directors and Group Management are responsible for systematically integrating ESG aspects, as well as complying with high standards in the areas of ethics, integrity and compliance. The fundamental principles of collaboration are anchored in the internal Code of Conduct and the Supplier's Code of Conduct. Allreal also addresses strategically relevant topics such as participation, stakeholder engagement, digitalisation and cybersecurity.

This Green Bond Framework is based on this strategic foundation. It translates Allreal's key sustainability goals into financial metrics and ensures that green bond issues consistently support those projects that make the greatest contribution to achieving climate targets, improving energy efficiency and promoting sustainable living environments. In doing so, Allreal generates environmental and social value alongside financial outcomes.

Green Bond Framework 2026

Editorial

Sustainability strategy 2025-2028

Areas of focus for green financing

Green Bond Framework

Use of proceeds

Project evaluation and selection

Management of proceeds

Reporting

External audit

Contribution to the SDGs

Allreal contributes to the United Nations' 2030 Agenda for Sustainable Development along the entire value chain. The focus is on SDG 11, "Sustainable Cities and Communities". By developing high-quality, sustainable living spaces and employing sustainable construction methods, Allreal is helping to design liveable and resilient districts. We are also addressing other goals, such as SDG 3 ("Good health and well-being"), SDG 4 ("Quality education"), SDG 5 ("Gender equality"), SDG 7 ("Affordable and clean energy"), SDG 12 ("Responsible consumption and production"), SDG 13 ("Climate action") and SDG 17 (Partnerships for the goals").

Guiding principle



Other topics

Climate and energy



Encouraging the circular economy



Allreal as an attractive and safe employer



Green Bond Framework 2026

Editorial

Sustainability strategy 2025-2028

Areas of focus for green financing

Green Bond Framework

Use of proceeds

Project evaluation and selection

Management of proceeds

Reporting

External audit

ESG ratings

Allreal has achieved strong scores in its latest ESG ratings. The most important ratings with the respective values achieved are listed below. The various rating agencies apply different weightings and do not necessarily take a uniform approach as to the focus of their assessments. The positive results show that thanks to the measures it has implemented, Allreal is well on track to achieving its sustainability goals.



G R E S B
REAL ESTATE

86 points out of 100 (Standing Investment)

93 points out of 100 (Development)



A- (Scale: A to F)



AA (Scale: AAA to CCC)



B- (Scale: A+ to D-)



D+ Not Prime
(Scale: A+ to D-)



Low Risk

Green Bond Framework 2026

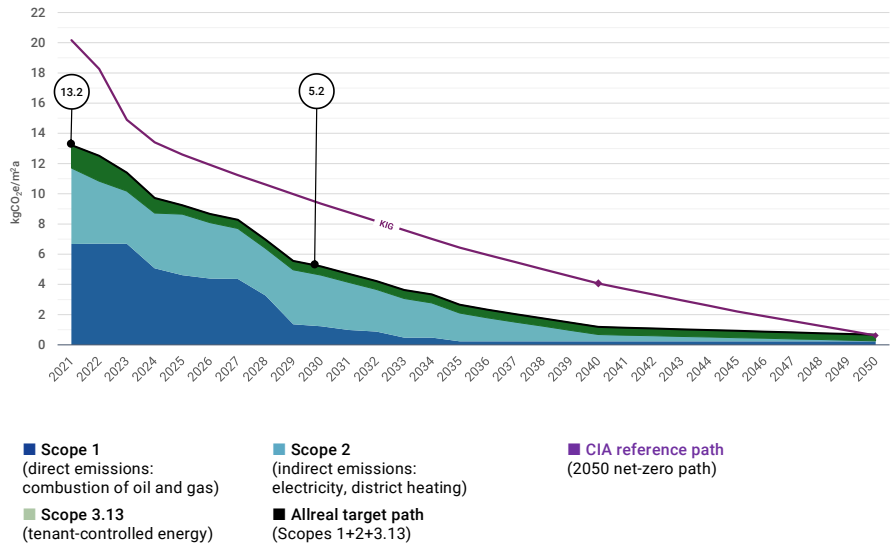
- Editorial
- Sustainability strategy 2025-2028
- Areas of focus for green financing
- Green Bond Framework
 - Use of proceeds
 - Project evaluation and selection
 - Management of proceeds
 - Reporting
 - External audit

Areas of focus for green financing

The key points for applying the framework are explained in more detail below.

CO₂ reduction path

One priority with regard to the environmental dimension is to achieve net zero by 2050 at the latest. A key intermediate goal is to reduce greenhouse gases from the baseline 13.2 kg CO₂e/m²a in 2021 to 5.2 kg CO₂e/m²a by 2030 (as of March 2026; in line with the requirements of the Swiss Climate and Innovation Act [CIA]). In order to achieve the ambitious targets set out in the reduction pathway, Allreal has defined clear requirements for the refurbishment and construction of new properties with ambitious limits on the greenhouse gas emissions permitted during construction and operation. Allreal adheres to the Swiss Sustainable Building Standard (SNBS). The corresponding sustainability requirements are integrated in the study contracts, tender documents and other contracts and are therefore an integral part of new construction and refurbishment projects. To achieve its targets, Allreal has mobilised financial resources to ensure that existing properties can undergo energy-efficient refurbishment.



CO₂ reduction path

Greenhouse gas emissions in the investment portfolio in kg CO₂ equivalent/m² of energy reference area (ERA)

Green Bond Framework 2026

- Editorial
- Sustainability strategy 2025-2028
- Areas of focus for green financing
- Green Bond Framework
 - Use of proceeds
 - Project evaluation and selection
 - Management of proceeds
 - Reporting
 - External audit

Green buildings

Allreal systematically aligns planning, realisation and management to the SNBS standard. All new builds for our own portfolio and to sell are completed and certified to the SNBS Gold standard. Our own renovation projects are based on the SNBS renovation standard in order to ensure high environmental, social and economic quality in the portfolio. A key element of the label strategy is the life cycle approach: as well as operational emissions, Allreal also takes into consideration indirect greenhouse gas emissions that are generated during realisation, production of construction materials, replacement investment and disposal when planning and implementing construction projects. The assessment is carried out across the entire life cycle of a building or component and comprises all relevant processes, including the amortisation periods of individual components. The Allreal label strategy deliberately sets stricter levels than those in SNBS Gold and sets very ambitious limits for permissible greenhouse gas emissions in both operation and construction.

	Investment properties	New build/renovation
Sustainability label	SNBS Building & Operation (>4.0); DGNB GiB (Gold); BREEAM In Use (Good and above)	SNBS Gold; SNBS Renovation; SNBS Site; Minergie (P/A/ECO), LEED; DGNB/ SGNI Gold
Greenhouse gas emissions		
Construction*		Avg. 9.5 kg CO ₂ e/m ² a / GW1 Eco
Operation**	According to the CIA net-zero requirements ("Whole Building" Scopes 1, 2, 3.13)	
	≤ 11.9 kg CO ₂ e/m ² a in 2026 ≤ 10.6 kg CO ₂ e/m ² a in 2028 ≤ 9.4 kg CO₂e/m²a in 2030	≤ 6.4 kg CO ₂ e/m ² a in 2035 ≤ 4.1 kg CO₂e/m²a in 2040 ≤ 0.6 kg CO₂e/m²a in 2050

* Limit and target values calculated according to SIA 390/1, SIA 2032, Minergie-ECO; ÖDB

** Operational emissions calculated in accordance with the requirements of the Climate and Innovation Act (CIA) per measured energy reference area (EBF_{gem})

Eligibility for green buildings

Specifications for the "green buildings" category, based on the label strategy for new builds, renovations and investment properties

Green Bond Framework 2026

Editorial

Sustainability strategy 2025-2028

Areas of focus for green financing

Green Bond Framework

Use of proceeds

Project evaluation and selection

Management of proceeds

Reporting

External audit

Green Bond Framework

Allreal's Green Bond Framework is based on the Green Bond Principles of the International Capital Market Association (ICMA), version 2025. The ICMA Green Bond Principles are voluntary process guidelines. This has become established as one of the most important set of guidelines for issuing green bonds on the capital markets and is recognised worldwide. The framework includes the following core components accordingly:

- Use of proceeds
- Project evaluation and selection
- Management of proceeds
- Reporting
- External validation

The Allreal Green Bond Framework and a Second-Party Opinion are available on the Allreal website: <https://allreal.ch/en/investors-and-media/download-centre>.

Use of proceeds

Proceeds from green bonds are used exclusively for green projects that make a measurable contribution to reducing CO₂ emissions, improving energy efficiency, promoting the circular economy or enabling sustainable forms of mobility. They are classified under the category "green buildings".

Project evaluation and selection

Allreal applies a clearly defined selection process carried out by the internal Sustainability Committee (CEO, CFO, Head of Sustainability, Head of Real Estate), which decides at least once a year which buildings are suitable for the "green buildings" category and selects them for allocation.

Eligible buildings must be owned by Allreal and meet the following criteria:

(1) demonstrate a carbon footprint below the reference path in accordance with the Climate and Innovation Act (CIA). With a portfolio composition of 80% office and 20% residential properties (based on the distribution of the energy reference area), the following values apply for "Whole Building" Scopes 1, 2, 3.13:

≤ 11.9 kg CO ₂ e/m ² a in 2026	≤ 9.4 kg CO ₂ e/m ² a in 2030
≤ 11.2 kg CO ₂ e/m ² a in 2027	≤ 6.4 kg CO ₂ e/m ² a in 2035
≤ 10.6 kg CO ₂ e/m ² a in 2028	≤ 4.1 kg CO ₂ e/m ² a in 2040
≤ 10.0 kg CO ₂ e/m ² a in 2029	≤ 0.6 kg CO ₂ e/m ² a in 2050

(2) for investment properties:

A sustainability label for buildings in operation such as SNBS Building & Operation (min. 4.0), DGNB System for Buildings in Use (min. Gold) or BREEAM In Use (min. Good).

(3) for new builds and renovations:

A sustainability label such as SNBS Building (min. Gold); SNBS Renovation; SNBS Site; Minergie (P/A/ECO), LEED; DGNB/SGNI.

In addition, the buildings must not be heated using fossil fuels. Where district

heating is used, the fossil fuel share of the peak load must not exceed 15% of the energy mix. Furthermore, indirect greenhouse gas emissions during construction must be maintained below 9.5 kg CO₂e/m²a (according to SIA 2032).

Management of proceeds

Allreal intends to allocate the proceeds from green bonds issued under this framework to a list of green buildings drawn up by the company and recorded in its internal control system.

Eligible green projects and investment properties (green buildings) will remain in the register for as long as they meet the eligibility criteria in effect at the time of issue of such a green bond, without this being affected by subsequent amendments to the Green Bond Framework. The ESG Committee will review the register of eligible green projects and investment properties (green buildings) on an annual basis and document this accordingly. Should individual projects no longer meet the eligibility criteria or be removed from the investment property portfolio, Allreal will make every effort to replace these projects with equivalent ones as soon as possible.

The net proceeds from the green bonds issued by Allreal are paid into the general account and are designated for allocation to projects or investment properties on the list of green buildings drawn up by the ESG Committee. Allreal intends to hold a proportion of assets on the green buildings list that is at least equal to the total net proceeds of all outstanding green bonds.

The allocation may apply to all existing investment properties included on the green buildings list that meet the criteria. The look-back period is not limited. In addition, the approximate proportion of allocations will, as far as possible, be shared with investors prior to the issue of a green bond if necessary.

Until full allocation has been made, Allreal will, at its discretion, temporarily hold the unallocated net proceeds as liquidity in the form of cash, cash equivalents and/or other short-term liquid instruments. Payments of principal and interest are made from the general account and are not linked to any specific service. This allocation period is limited to a maximum of 24 months.

Green Bond Framework 2026

Editorial

Sustainability strategy 2025-2028

Areas of focus for green financing

Green Bond Framework

Use of proceeds

Project evaluation and selection

Management of proceeds

Reporting

External audit

Reporting

Allreal publishes an annual Green Bond Report, which contains detailed information on the allocation of funds to green buildings and information on the impact of the financing provided by the green bonds. The impact indicators used therein comprise the following parameters: the CO₂ reductions achieved compared to the reference target path according to CIA (net-zero path), specific CO₂ parameters per building and respective certificate status. Each annual report is reviewed before being approved by the ESG Committee. The reports are published on the Allreal website.

External audit

This Green Bond Framework was reviewed by Moody's as part of a Second-Party Opinion (SPO) and declared "excellent". Allreal will also have the Green Bond Report audited by an external auditor on a limited assurance basis. This will be carried out at least until all proceeds from the bonds have been allocated. The auditor will confirm that an amount equal to the net proceeds from the bonds has been allocated in accordance with all material aspects of the eligibility criteria set out in this Green Bond Framework.

The SPO and the audited allocation report are available on the Allreal website: <https://allreal.ch/en/investors-and-media/download-centre>.