

Case study:

SDG 11 Sustainable cities and communities

SDG 11 Make cities and human settlements inclusive, safe, resilient and sustainable

11.3 By 2030, enhance inclusive and sustainable urbanization and capacities for participatory, integrated and sustainable human settlement planning and management in all countries

11.4 Strengthen efforts to protect and safeguard the world's cultural and natural heritage

11.6 By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality, municipal and other waste management

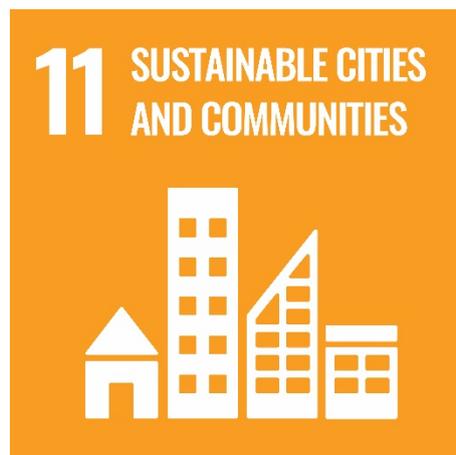
11.7 By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities

11.a Support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning

11.b By 2020, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels

Numbers are used for "outcome targets", letters are used for "means of implementation targets". For a list of all targets of SDG 11, see globalgoals.org/11-sustainable-cities-and-communities.

SDG 11 aims to "make cities and human settlements inclusive, safe, resilient and sustainable". Credit Suisse contributes to at least six of the ten targets underpinning this goal (see table on the left):



Why this matters

The International Energy Agency estimates that real estate has a major impact on the environment due to the use of natural resources and energy consumption, as well as CO₂ emissions. The application of sustainability criteria in buildings is becoming ever more important in the face of environmental, social and economic challenges, and it has become an important consideration for real estate investments in general.

How we contribute

Ensuring that construction projects are sustainable and fit for the future is a core element of Credit Suisse Asset Management's sustainability strategy.

Credit Suisse Asset Management Global Real Estate developed the greenproperty seal as the first comprehensive Swiss quality seal for sustainable real estate. In 2019, a revised version of the seal was launched, reflecting current and future developments in the areas of sustainable construction, digitalization, social demands and corporate governance based on approximately 50 indicators. As part of an efficient certification process, other established sustainability labels such as Minergie®, LEED or BREEAM are also taken into account. Environmental aspects considered in this context include greenhouse gas emissions, energy and water consumption, heat protection, accessibility of public transport to promote the use of sustainable mobility, and the creation of attractive natural outdoor areas and green spaces to foster biodiversity. Social factors include access to basic services and recreational activities, a sense of security, sufficient space for social contact and barrier-free architecture to eliminate disadvantages for people with disabilities. In terms of governance, the criteria include the involvement of local stakeholders and public authorities in the project planning process to gain their approval, as well as the use of measurement equipment to control energy usage and optimize building operations throughout the entire life cycle of the

building. Innovation is a further criterion, with the seal promoting the introduction of technologically proven innovations to the market. More than 130 properties across the Global Real Estate portfolio have been awarded the greenproperty quality seal.



Beyond the implementation of the greenproperty quality seal, Global Real Estate has a building optimization program in place to review and optimize energy consumption in the real estate portfolio, focusing on short-term and low-investment operational improvements as well as long-term and capital-intensive renovations. As a result of Global Real Estate's systematic approach, the portfolio's CO₂ emissions were reduced by around 20% globally between 2010 and 2019. Global Real Estate aims to achieve a "net zero emissions" real estate portfolio by 2050. Furthermore, to comprehensively assess and benchmark the sustainability performance of each property portfolio and identify scope for improvement, Global Real Estate has participated in the Global Real Estate Sustainability Benchmark (GRESB) since 2013.

Global Real Estate focuses on sustainable construction to ensure that properties and projects meet the strict requirements of the greenproperty quality seal. Further, we take account of demographic trends and the progressive aging of the Swiss population, investing primarily in senior housing, modern forms of living with integrated services for elderly people, and health care facilities at attractive locations in Switzerland. Also, we aim to increase the portfolio's energy and resource efficiency and to reduce its carbon emissions to a minimum. The remaining emissions are offset through the purchase of CO₂ certificates to achieve carbon neutrality.

Our impact

Through its sustainability initiatives, Credit Suisse Asset Management Global Real Estate has developed a comprehensive approach to measure and improve the sustainability of buildings across environmental, social and economic dimensions. The projects completed to date generate measurable impacts in respect of SDG 11 in practice, and they provide evidence that this approach can attract significant investor interest. Credit Suisse thus contributes to the development of inclusive and sustainable housing and to reducing the environmental impacts of cities.

Further information

credit-suisse.com/greenproperty
credit-suisse.com/am/esg

Our contribution to SDG 11

Topic	greenproperty quality seal	Overall real estate portfolio
Objective	Building and investing in real estate that conforms to strict and measurable sustainability criteria	Systematic and continuous review and optimization of property portfolio in terms of energy efficiency
Impact	<ul style="list-style-type: none"> ▪ Property owners benefit from lower operating costs due to energy efficiency and stable market values throughout the property life cycle, while tenants benefit from higher levels of comfort and efficient use of resources ▪ As of March 31, 2020, more than 130 properties with approx. 1.5 million m² of floor space have received the greenproperty label. ▪ Total commercial value of these properties as of March 31, 2020, was CHF 7.7 billion 	<ul style="list-style-type: none"> ▪ Systematic reduction of CO₂ emissions at around 1,200 properties worldwide ▪ The CO₂ emissions of Global Real Estate's portfolio have been reduced by 20% globally since 2010 (as of end-2019) ▪ Rigorous focus on ESG (environmental, social and governance) criteria across the real estate life cycle ▪ Application of leading market standards and certifications e.g. LEED, DGNB, BREEAM, Energy Star, Minergie, SNBS