



## SUSTAINABILITY CONCEPT

### CAMPO NOVO & CAMPO NOVO BUSINESS

CAMPO NOVO and CAMPO NOVO Business stand for modern living with a sense of responsibility. Across our apartment buildings throughout Germany, we focus on energy-efficient construction, environmentally friendly materials, and smart technologies that use electricity and heat efficiently.

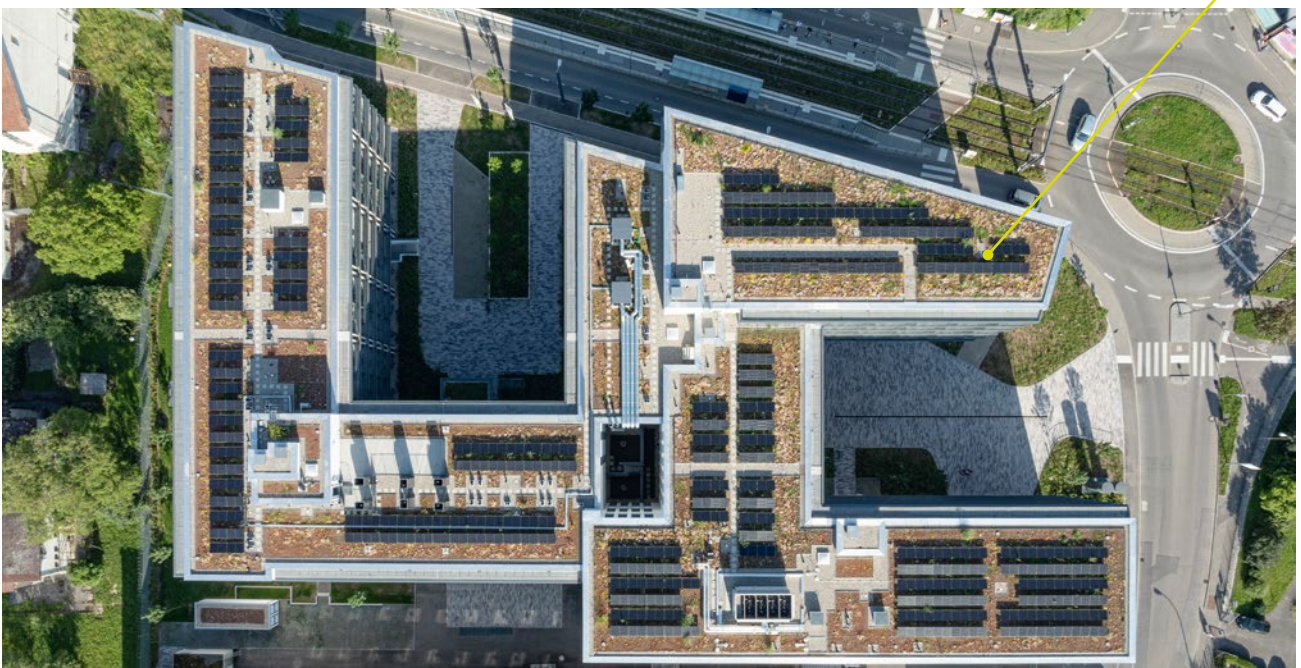
We promote sustainable living together – with bicycle parking, green outdoor areas, shared spaces, and practical tips for eco-conscious living. Digital services simplify everyday life while saving paper and resources.

Our goal: to create living spaces that are climate-friendly – and where tenants and guests feel at home.

#### Climate Protection through Energy-Efficient Construction

All new buildings meet at least the KfW-55 standard – which means they use only around 55 % of the energy required by conventional buildings. Where possible, we also install photovoltaic systems to generate a significant portion of electricity directly on site.

These measures help significantly reduce CO<sub>2</sub> emissions and lower operating costs in the long term – benefiting both the environment and our residents.





## Resource-Conscious Construction – Intentionally From the Start

Our buildings are constructed with materials that help conserve resources and protect the climate. By using natural building materials, we create sustainable, feel-good living spaces – and promote conscious building practices.

## Smart Energy Use in Operation

To optimize energy use, we rely on intelligent building control systems. All heating systems include summer and winter modes, and many also offer nighttime setback functions.

At selected properties, we operate combined heat and power units (CHP) that generate both heat and electricity – making them particularly efficient. This reduces CO<sub>2</sub> emissions and operating costs – and helps to keep rents stable in the long run.

## Raising Awareness – Tips for Tenants

Sustainability depends on participation. That's why all new tenants receive a handout with practical energy-saving tips.

Additional guidance on heating and ventilation supports eco-friendly habits in everyday life – easy to follow and implement.

## Mobility and Community – Living Sustainably

Our buildings offer more than just living space. Covered bike parking, car-sharing options (depending on the location), and shared common areas make sustainable behavior a natural part of daily routines.

At CAMPO NOVO Mannheim, for example, there's a study room, media room, and urban gardening space – places for exchange, shared use, and environmentally conscious community living.







## Resource Cycles & Waste Reduction

Sustainable building operations go beyond energy efficiency. The use, reuse, and disposal of materials are considered holistically. We focus on durable, recyclable products in interior construction and ensure proper separation of building materials during renovations as well as responsible disposal of waste generated.

In our apartment buildings, we actively promote waste separation through targeted education, clearly marked collection points, and coordinated community recycling efforts. This keeps resources in circulation, reduces waste, and lowers disposal costs.

## Efficiency Gains Through Digitalization

Digitalization offers great potential for efficient and sustainable property management.

Our tenants and guests also benefit: Digital tools such as chatbots and online portals simplify reporting damages, direct communication with building services, and access to important information – available 24/7, paperless, and user-friendly.

## Promoting Biodiversity & Green Spaces

Green outdoor areas make an important contribution to urban climate, biodiversity, and quality of life.

In new developments, we prioritize natural landscaping with native plants and only seal surfaces when necessary. Where possible, we integrate green roofs, insect hotels, or small community gardens. These not only enhance ecological diversity but also provide recreation spaces for our tenants and guests right at their homes.



## Sustainability in Everyday Work

Sustainable actions start with our own employees. We encourage eco-friendly mobility – for example, through job tickets and bicycle leasing schemes – focus on paperless processes and energy-efficient workspaces. Our teams receive regular training on environmental and climate topics to ensure sustainability is lived internally – from facility management to administration.

