

Media release

Zug, 19 July 2024

Annual ESG Report 2023 of Varia US Properties showcases sustainability milestones achieved and strategic ESG focus for 2024 and beyond

In 2023, Varia US Properties showed its continued commitment to integrating ESG into its operations and business practices, thus creating value for all stakeholders of the Company. In the Annual ESG Report 2023 published today, Varia US discloses its accomplishments compared to previously communicated goals, and set the bar for the years to come. It describes in detail its current and future initiatives in the three dimensions of Environment, Social and Governance, and explains the business rationale of this strategy.

Several sustainability-related milestones were achieved:

- For the first time, Varia US compiled a comprehensive [“Carbon Footprint Analysis”](#) which includes all material categories of scope 3 emissions. Varia US also set 2023 as its base year (meaning future progress toward decarbonization will be measured relative to 2023), established Science Based Targets for decarbonization, and committed to achieving Net Zero by 2050.
- Additionally, Stoneweg US, on behalf of Varia US, established a portfolio Emissions Reduction Plan (ERP), demonstrating its proactive and professional approach to understanding, managing and mitigating climate-related transition risk.
- Varia US's [2023 GRESB benchmark score and rank](#) improved significantly year over year with 83 points and 4 stars, reflecting the company's dedication to continuous improvement.
- Stoneweg US also achieved a remarkable milestone in data collection, with comprehensive building environmental performance data for electricity, gas, and water consumption as well as waste production now accessible for the vast majority of Varia US's portfolio.
- Varia US continued to receive additional sustainable building certifications, most notably 4 Green Globes and 21 ENERGY STAR Performance Certifications.
- In 2023, great importance was attached to the tenant and employee engagement in the residential complexes, which resulted in further improved resident satisfaction scores. This engagement is closely linked to Varia US' purpose to offer attainable housing solutions for the renting American workforce.

Dany Roizman, Chair of the ESG Committee and Member of the Board of Directors of Varia US Properties, commented: *“In our view, ESG represents currently the best investment framework that reduces risks and generates additional value for all stakeholders, especially our investors. Thanks to our data collection and analysis, we are in a situation to demonstrate the ROI of most of our ESG initiatives. Being thoughtful about our approach, we reduce obsolescence risks, we decrease operating expenses, we create new revenue streams, and we generate short- and long-term value.”*

Thomas Stanchak, Managing Director of Sustainability at Stoneweg US, added: *“Our Annual ESG Report 2023 is a remarkable milestone in data collection, with comprehensive building environmental performance data now accessible for the majority of Varia US's portfolio. This*



maturity in data collection processes is rare in US multifamily and sets a new high standard for the industry. We remain dedicated to integrating ESG considerations into all our business practices and look forward to sharing our progress in future communications.”

The Annual ESG Report 2023 of Varia US Properties is available for download on <https://variausproperties.com/esg-vision-strategy/>.

Key dates

Half-year results 2024 28 August 2024

Contact information

Juerg Staehelin, IRF Reputation, Phone: +41 43 244 81 51, E-mail: investors@variausproperties.com

About Varia US Properties AG

Varia US Properties AG is a Swiss based real estate company exclusively investing in U.S. multifamily housing with a main focus on secondary and tertiary markets. Established in 2015, the Company acquires, holds, transitions and repositions properties in the boundaries of metropolitan regions of the U.S. in order to secure rental income and value growth. More information: www.variausproperties.com.

Disclaimer

This communication expressly or implicitly contains certain forward-looking statements concerning Varia US Properties AG and its business. Such statements involve certain known and unknown risks, uncertainties and other factors, which could cause the actual results, financial condition, performance or achievements of Varia US Properties AG to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Varia US Properties AG is providing this communication as of this date and does not undertake to update any forward-looking statements contained herein as a result of new information, future events or otherwise.