

WISE POINT

THE ESG PASSPORT

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INTRODUCTION

The ESG Passport was developed to summarize key issues related to the areas of environment (E), social responsibility (S) and corporate governance (G) in relation to the Wise Point building located in Warsaw at Al. Jana Pawła II 17, taking into account its degree of compliance with ESG best practices and standards.

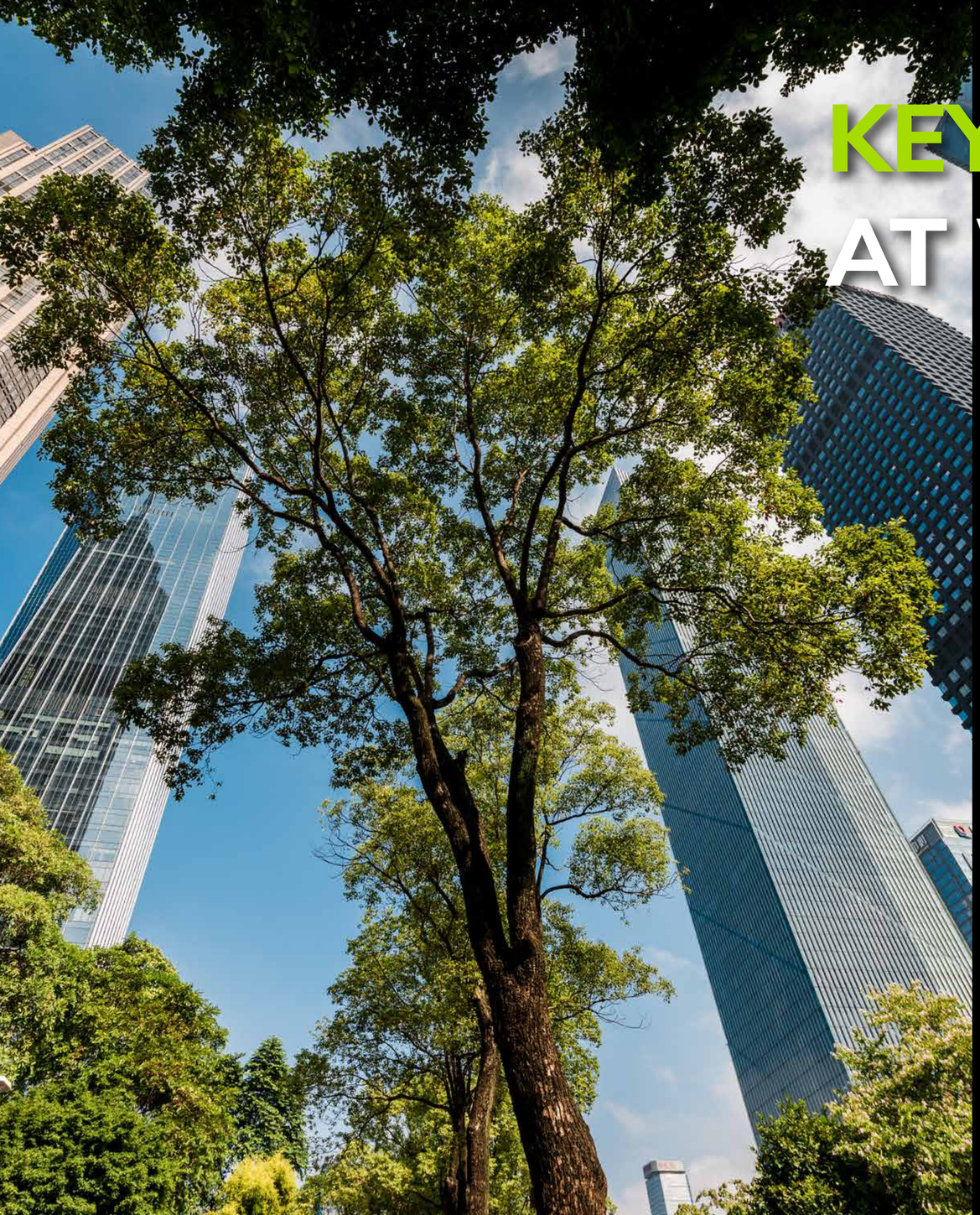
The document presents the impact of the building on the environment and communities associated with it and what management practices are implemented in the process of its use and management.

The ESG Passport also aims to create a tool to support communication with tenants, investors and communities, enabling a better understanding of ESG practices and priorities. The presented ESG aspects in relation to the Wise Point building are an example of how office buildings can contribute realistically to the implementation of sustainable development goals, providing value to all stakeholders.









KEY ESG ASPECTS AT WISE POINT

E

- BMS – building system management and monitoring
- Ground heat exchanger
- Electric car chargers
- Grey water utilization system
- Good thermal insulation of the building
- Photovoltaic panels

S

- WELL Health&Safety Certificate
- Excellent location and access to public transport
- Infrastructure for cyclists

G

- Building Owner ESG Strategy
- LEED Core&Shell Platinum Certification

SUSTAINABLE DEVELOPMENT GOALS (SDGs)

Identified activities in the Wise Point building within ESG areas refer to the following SDGs:

The 2030 Agenda for Sustainable Development (UN)

Adopted in 2015 by 193 countries, it contains 17 UN Sustainable Development Goals (SDGs) divided into 5 areas, the so-called 5xP: people, planet, prosperity, peace, partnership.

E



S



G





BASIC INFORMATION

Al. Jana Pawła II 17, Warsaw

Year of construction: **2013**

15 floors above ground and **4** floors underground

Underground parking

Height of office rooms: **2,7 m**

7 elevators

Net office area: **16 225 m²**



TECHNICAL STANDARD



Connection to the following networks: sewage, electricity, telecommunications and water.

The source of heat in the building is a thermal substation supplied from the municipal heating network.

The source of cooling is air-cooled chillers located on the roof of the building.

The building is equipped with a comprehensive BMS supervision and control system that supervises, among others:

- the operation of ventilation units
- cooling units
- heating and cooling units
- ventilation (air distribution)
- chilled beams
- power supply systems
- fire protection systems

The building structure is a reinforced concrete frame with steel elements.

Aluminium facade with stone elements.

Standard office floors have an area of 1190 to 1430 m².

The building has six elevators that serve floors 0 to +14 and one elevator serving floors 0 to -4.

TECHNICAL STANDARD

The heat transfer coefficient (U-value) of walls and partitions in a building

W/(m²·K)

	U-value for Wise Point building	Current requirements for new buildings (WT2021)
Umax_wall	0,20 (aluminum facade) 0,24 (stone facade)	0,20
Umax_roof	0,17	0,15
Umax_window	0,80	0,90

"U-value" is a heat transfer coefficient, describing how well a material or element of a building (e.g. window, wall, roof) conducts heat. This is a very important parameter used in construction and in assessing energy efficiency. U-value allows to assess how effectively a building limits heat loss, which is crucial in the context of energy efficiency standards.

Low U-value: better insulation, less heat loss (e.g. well-insulated walls, energy-efficient windows).

High U-value: poor insulation, greater heat loss (e.g. thin glass, uninsulated roofs).



Windows are equipped with blinds that prevent the building from overheating.

Despite its age, the Wise Point building is characterized by good heat transfer coefficients that do not differ from the latest technical standards.

LOCATION AND FACILITIES



DISTANCE FROM THE STATION OF THE SECOND METRO LINE **- RONDO ONZ: 100 M**

NUMBER OF **TRAM LINES: 5**

DISTANCE FROM THE INTERNATIONAL **AIRPORT: 8 KM**

NUMBER OF BUS LINES: **3 DAYTIME, 13 NIGHT**

DISTANCE FROM THE CENTRAL RAILWAY STATION: **850 M (12 MIN WALK)**

CYCLING PATH WITHIN **A FEW METERS FROM THE BUILDING**

CITY BIKE RENTAL STATIONS WITHIN **A RADIUS OF 250 M: 3**

RESTAURANTS AND CAFES



ENVIRONMENTAL IMPACT

EFFECTIVE ENERGY CONSUMPTION MANAGEMENT

Free-cooling

One of the two cooling units is equipped with a free-cooling system, an energy-efficient cooling method that utilizes low external temperatures. The system is used during transitional periods and in winter.

Temperature Control

The operation of radiators and cooling beams in office areas is controlled by zone air temperature regulators, which control the control valves at each radiator. The regulators are integrated with the BMS system.

Lighting

- Energy-efficient LED lighting is installed in all common areas: garage, staircases, and technical and administrative rooms.
- In tenant office areas, a mixed lighting system is used: LED and T5 fluorescent lamps.
- Motion sensors are installed in common areas to save energy.
- Facade lighting controlled via the BMS. The building features a lighting system that adjusts the intensity of indoor lighting according to the external conditions.

ENVIRONMENTAL IMPACT

EFFECTIVE ENERGY CONSUMPTION MANAGEMENT

Ground Heat Exchanger

This system uses the stable ground temperature to pre-heat or cool the air in the building. In the winter season, the ground heat exchanger is used to pre-heat the air supplied to office spaces. The system operates at 8/2°C. In the summer season, the ground heat exchanger is the main cooling source, with a cooling capacity of 500 kW. The system operates at 17/21°C.

Heat Recovery

Ventilation units serving office spaces and restrooms are equipped with heat recovery exchangers (with an efficiency of 70%). Additionally, heat is recovered from the chilled water system of cooling beams. The recovered heat is used to pre-heat the air in the ventilation units in the office area.

Energy Consumption Monitoring System

The BMS system provides energy consumption monitoring for each tenant as well as for individual electrical distribution boards.



ENVIRONMENTAL IMPACT

BMS – BUILDING MANAGEMENT SYSTEM

Current BMS

The building is equipped with a BMS (Building Management System) for monitoring and control. The system manages, among other things:

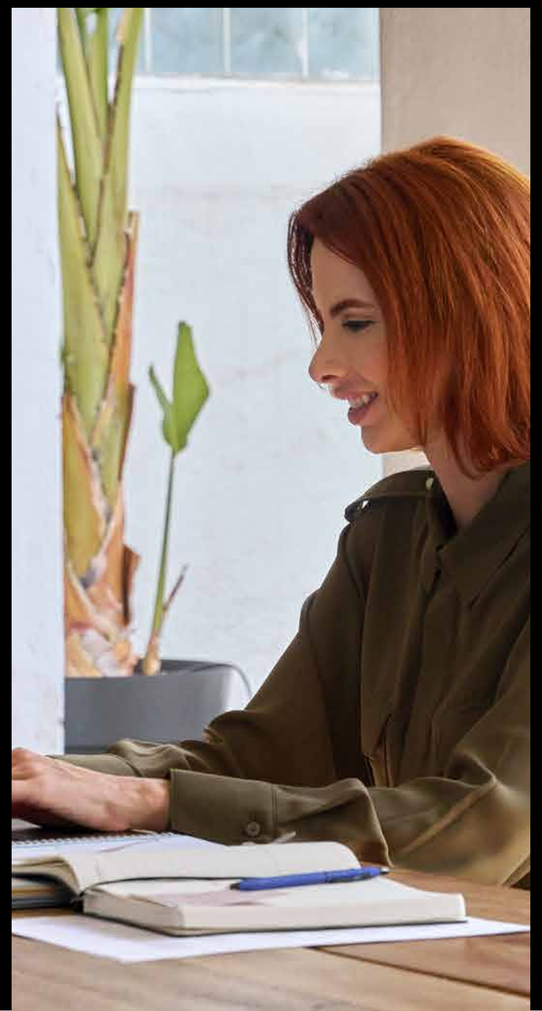
- VENTILATION UNITS
- HEATING AND COOLING PRODUCTION AND DISTRIBUTION SYSTEMS
- ELECTRICAL SYSTEMS, SUCH AS DISTRIBUTION BOARDS AND LIGHTING
- FIRE SAFETY SYSTEMS
- COOLING UNITS
- FAN COILS AND COOLING BEAMS
- ELEVATORS



ENVIRONMENTAL IMPACT

MeteoViva System - effectively optimizes the settings of HVAC systems (heating, ventilation, and air conditioning) according to weather conditions and the actual occupancy of rooms. The MeteoViva algorithm works predictively and self-learning, which significantly reduces operational and energy costs as well as CO2 emissions. The system's implementation aims to enhance user comfort and contribute to environmental protection. It operates by predicting and adjusting settings based on weather forecasts and current internal conditions, enabling proactive energy consumption management.





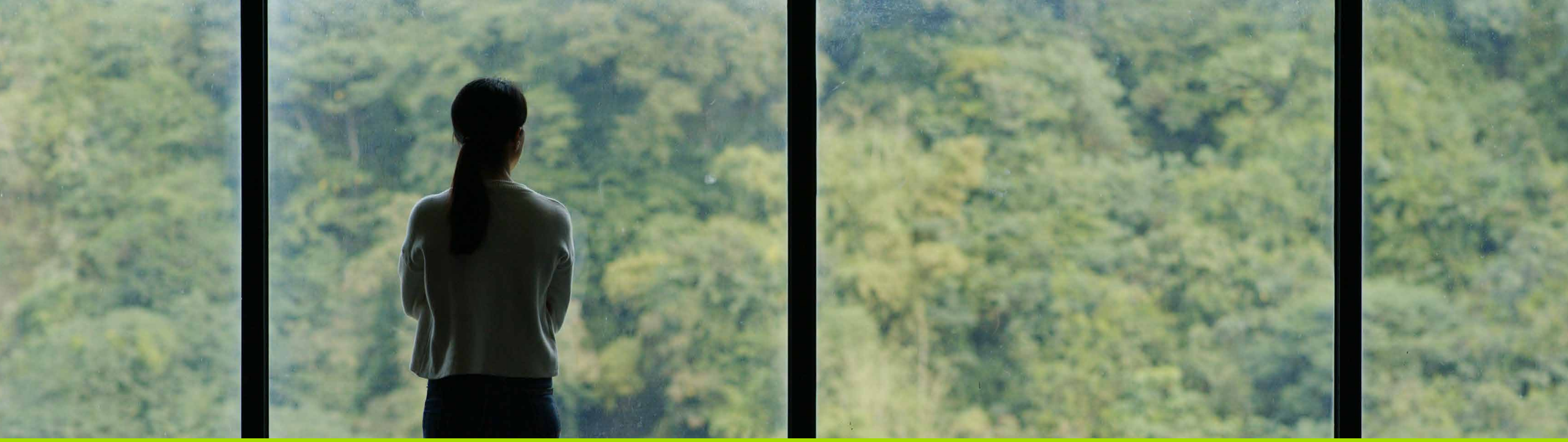
Planned BMS Upgrade

The building will undergo an upgrade of the BMS system to enhance the management and control of building automation.

The scope of work includes:

- **Replacement of the central control system:** A new server with software will enable better connection and operation of automation devices. The system will be equipped with data and power redundancy protections.
- **Upgrade of control modules:** Old control devices will be replaced with new ones, integrated into existing cabinets.
- **New room controllers:** The installation of new controllers will take place simultaneously with the fit-out work.
- **Integration with the MeteoViva Climate platform:** The system will use weather forecasts to manage the building more effectively.
- **New sensors and data analysis:** Temperature, humidity, light, noise, and PM2.5 and PM10 dust sensors will be installed, and this data will be analyzed with additional licenses and features such as REST API and Sustainability Pack, enabling more detailed monitoring of energy and utility consumption.

This upgrade will enhance the building's energy efficiency and improve occupant comfort through modern predictive and technological solutions.



Water Resource Management

- The building features a greywater system for flushing toilets. The system utilizes rainwater from a retention tank as well as wastewater from sinks and showers, which undergo preliminary treatment in a dedicated installation. The treated water is pumped through a variable control pump set to a separate system supplying the toilets. The operation of the system is monitored by the BMS.

- Automatic faucets with aerators.

Waste Management

- There are separate bins for five waste fractions.

- A paper shredder is available for tenant use.

IMPACT
SOCIAL
TRANSPORT

- The building has excellent access to **public transportation**:
  - metro line 2 station (100 m from the building),
  - bus stops for 3 daytime lines and 13 night lines,
  - tram stops for five tram lines.

- **The Central Railway Station** is 12 minutes away on foot, providing very convenient access to train connections to other cities in Poland (which is particularly beneficial for remote workers from other cities).

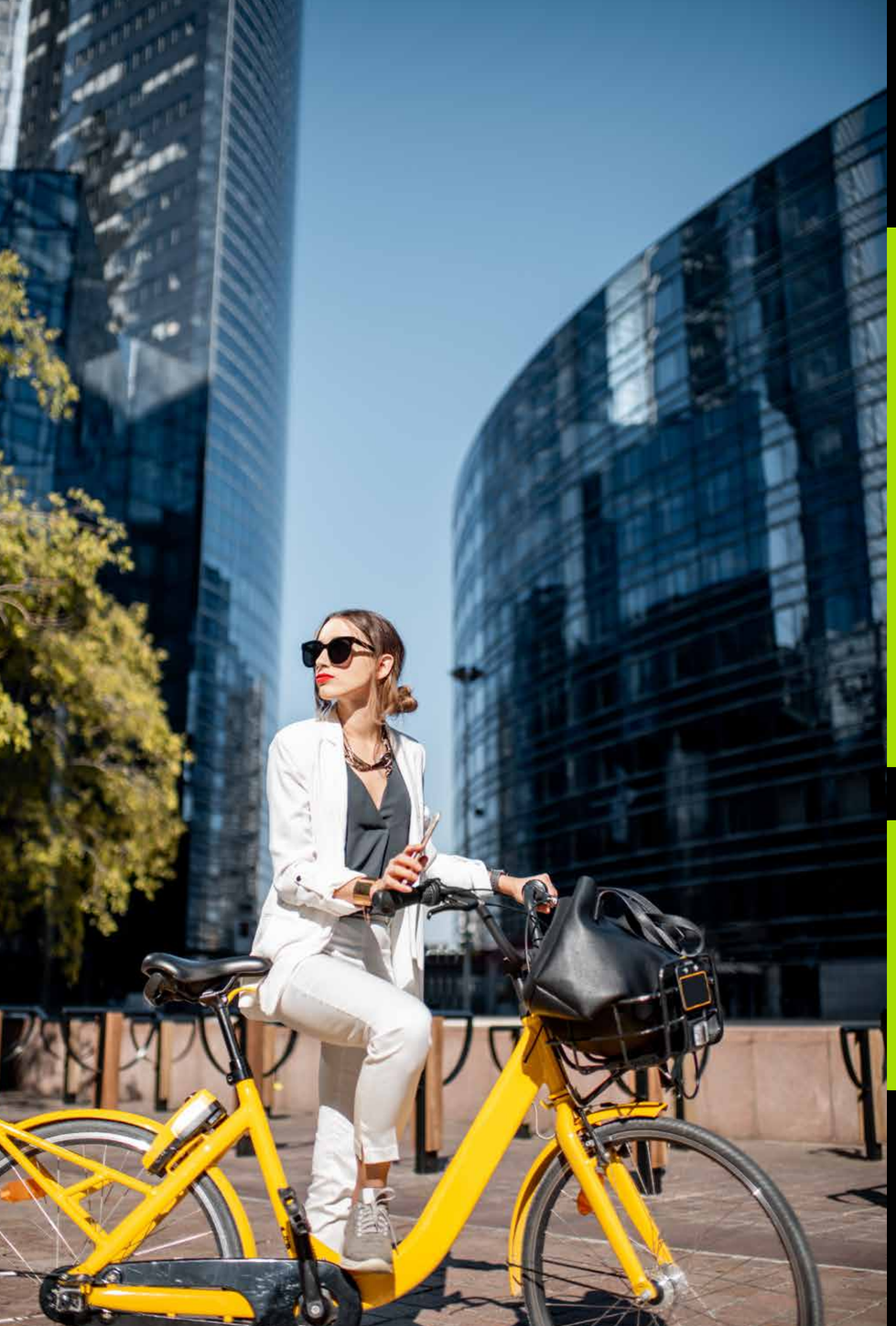
- **Chopin Airport** is located approximately 8 km away (20-25 minutes by car).

- **Three bike rental stations** within a 250 m radius.

- **A bike path** is located just a few meters from the building.

- **Numerous amenities** within a 500 m radius:
  - restaurants, cafes, grocery stores, and bakeries
  - hotels
  - pharmacies and clinics
  - gyms and beauty salons
  - shopping mall
  - ATMs
  - kindergartens
  - laundry
  - cinemas
  - art galleries





SOCIAL IMPACT

TRANSPORT

Car and bike parking spaces

- **Car parking in the underground garage:**
  - 148 spaces
  - License plate recognition system at the entrance

- **Infrastructure for cyclists:**
  - Bike racks
    - 76 in the underground garage
    - 44 around the building (a total of 1 rack for every 10 building users)
  - Two changing rooms
  - Lockable lockers
  - Four showers

SOCIAL IMPACT

Air Quality

- The ventilation units are equipped with F7 class air filters and adiabatic humidifiers.
- The fresh air supply volume per person is 40 m^3/h.
- Air filters are regularly replaced when the pressure drop in the filter sections exceeds the specified threshold.

Health and Safety

- AED available in the building – the AED defibrillator is a professional medical device that saves lives during sudden cardiac arrest. It visually or audibly instructs the user on the necessary steps and guides them through the entire resuscitation process.
- Well Health and Safety Certificate



Well Health and Safety is a certification and assessment system focused on the health, safety, and well-being of building occupants, as well as their protection in daily usage and during emergencies such as pandemics or natural disasters.

Buildings are assessed in the following areas:

- Cleanliness and disinfection protocols
- Emergency procedures
- Care for water and air quality
- Health and well-being
- Stakeholder activity and overall communication

SOCIAL IMPACT

Building Accessibility

The building is accessible to people with limited mobility. The entrance to the building is at sidewalk level, and there is an elevator for people with disabilities. The access control gate is adapted to the width of wheelchair users.

The Barrier-Free Facility certificate confirms full accessibility for people with limited mobility. The building has undergone an audit and is implementing recommendations to obtain the certificate.

Barrier-Free Facility Certificate

This certificate provides a clear indication that the building is adapted to the needs of individuals with various disabilities, including wheelchair users, the blind, the partially sighted, and the deaf. It also confirms the facility's adaptation to the needs of seniors, people with limited mobility, and parents with young children, ensuring they can use the space comfortably.



SOCIAL IMPACT

GREENERY

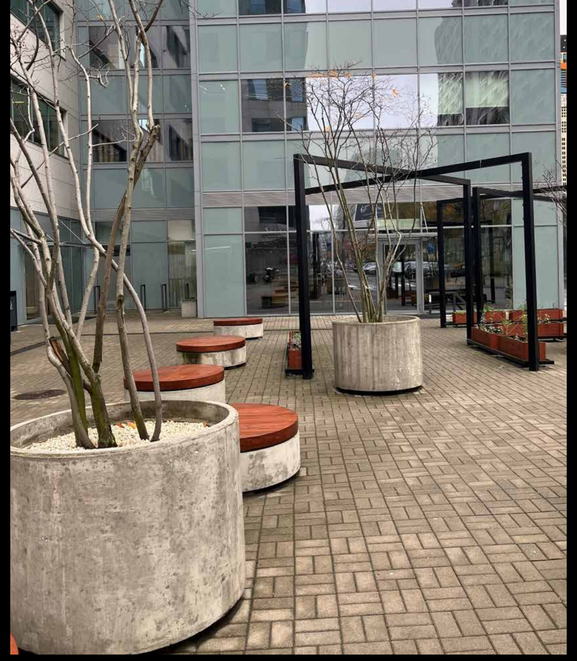


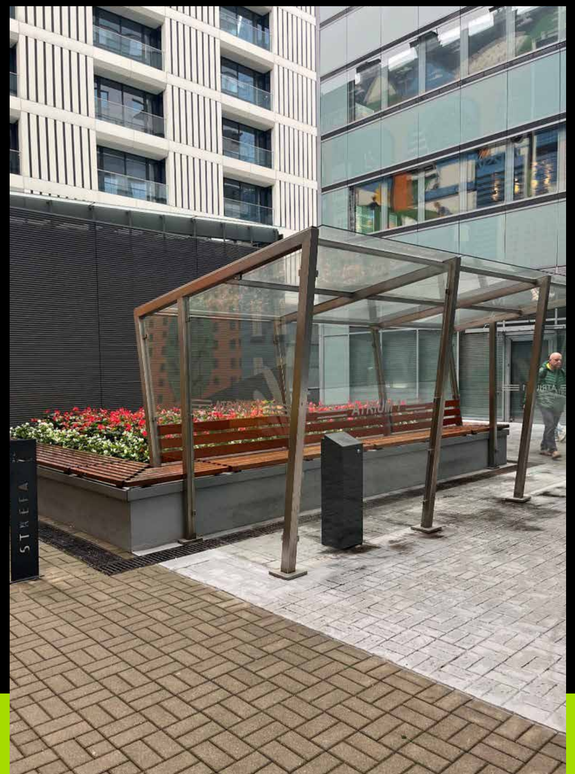






- Currently, the green space both around and within the building is limited. Therefore, a decision has been made to plan actions aimed at significantly increasing the amount of vegetation.
- The introduction of new green areas will contribute to enriching the ecosystem, improving the microclimate, and enhancing the aesthetic value of the space.







SOCIAL IMPACT

Other amenities for tenants around the building

- There are publicly available benches around the building.
- A designated smoking area outside the building.
- An InPost parcel locker.
- A mural titled "Sustainable City" on a nearby building (Ciepła 3 Street), which enhances the aesthetic of the space.

CORPORATE GOVERNANCE

BUILDING ADAPTATION TO ESG STANDARDS

Building certifications providing benefits for building users:

LEED Core&Shell Platinum – a global certification system for sustainable buildings, which evaluates buildings based on their environmental impact, energy efficiency, and user comfort. The LEED Core & Shell category is designed for projects that focus on the construction and finishing of structural elements and essential building systems, such as facades, roofs, HVAC systems, elevators, and key mechanical, electrical, and plumbing systems.



CORPORATE GOVERNANCE

BUILDING ADAPTATION TO ESG STANDARDS

The certification process covers five key areas:

1. **Sustainable Locations** – considering the impact of the building's location on the environment, access to public transportation, and responsible land use management.
2. **Water Use Efficiency** – the use of technologies that reduce water consumption, such as low-flow fixtures and water recycling systems.
3. **Energy Efficiency** – minimizing energy consumption through the use of modern HVAC systems, insulation, and LED lighting.
4. **Materials and Resources** – responsible selection of building materials, recycling of construction waste, and minimizing emissions associated with transportation.
5. **Indoor Environmental Quality** – ensuring good access to natural light, effective ventilation, and minimizing emissions of volatile organic compounds (VOCs).

This certification confirms the compliance of the building's design and construction with the highest standards of sustainable development, as evidenced by the Platinum level.

In 2014, only 8 buildings in Poland held the LEED Core&Shell certification at the Platinum level.



CORPORATE GOVERNANCE

BUILDING ADAPTATION TO ESG STANDARDS

The WiredScore certification process focuses on evaluating several key aspects of the building's technological infrastructure, such as:

1. **Digital Connectivity** – analyzes the quality and reliability of internet access, including connection speed, stability, and the number of available internet service providers.

2. **Infrastructure Flexibility** – checks whether the building has the technical capability to adapt to future technological requirements, such as supporting new communication systems.

3. **Failure Resilience** – assesses whether the building is prepared for emergency situations, such as using redundant communication systems or dual cabling, minimizing the risk of losing connection.

4. **Access to Modern Technological Solutions** – evaluates access to fiber optics, 5G, or other innovative technologies that are essential for modern users.

5. **Tenant Experience** – analyzes how well technology supports the needs of the building’s users, for example, through easy access to the internet in common areas or the possibility of integrating smart office systems.



CORPORATE GOVERNANCE

ESG STRATEGY OF DEKA IMMOBILIEN

Sustainable development is an integral part of Deka Immobilien's operations, as reflected in its own ESG strategy, which is based on commitment to environmental action, social responsibility, and corporate governance principles.

The main elements of the strategy are:

E

Environment:

Deka Immobilien aims to achieve climate neutrality by 2050, taking steps to reduce the carbon footprint across approximately 600 owned properties. We focus on improving energy efficiency and implementing innovative solutions. We are introducing sustainable building certifications and green lease agreements.

S

Social Responsibility:

We support all employees in creating a working environment that offers the best conditions for professional and personal development. We emphasize actions that promote inclusivity, fair treatment of stakeholders, and support for local communities. Our goal is to create lasting value for both society and investors.

G

Corporate Governance:

Our ESG strategy aligns with the United Nations Sustainable Development Goals (SDGs) and the Paris Agreement. As a signatory of the UN Principles for Responsible Investment (PRI), we integrate ESG criteria into portfolio management processes to create lasting value for stakeholders. We implement principles of transparency, effective risk management, and compliance with regulations. Collaboration within the real estate and investment sectors is a key element of our strategy. We actively engage with industry organizations to develop sustainable development standards and respond to market needs. Additionally, we participate in working groups and projects that support innovation and adapt actions to future challenges.

For more detailed information on the ESG strategy of Deka Immobilien, visit https://www.deka-immobilien.de/en/sustainability/strategy/

Big ideas, smart choices

