



# **2024 Sustainability Report – D4 Business Village Luzern**

Facts & figures

Social

Sustainability overall

0.38

ESI

±0% year-on-year

Tenant satisfaction

8.5 / 10

-1.8% year-on-year

EV charging stations

14

Previous year: 14

Environmental

Energy consumption

3.2

GWh

-13.6% year-on-year

Greenhouse gas emissions <sup>1)</sup>

7.3

t CO<sub>2</sub>eq

-14.8% year-on-year

Photovoltaics

514

kWp

+29% year-on-year

37

kWh/m<sup>2</sup>

-13.6% year-on-year

85

g CO<sub>2</sub>eq/m<sup>2</sup>

-14.8% year-on-year

316

MWh

+38.6% year-on-year

<sup>1)</sup> according to REIDA methodology

Facts

Attractive mixed-use concept



Pollutant-free fabric



Barrier-free construction



## Management summary

The D4 Business Village Luzern is owned and operated by Suva. Sustainability lies at the heart of its business model. Suva is committed to environmental, social and economic issues.

As an investor, Suva aims to achieve net-zero greenhouse gas emissions as early as 2040 through its new direct real estate investment strategy for 2024–2028. Besides implementing measures aimed at eliminating fossil fuels, it has established a CO<sub>2</sub> reduction path with the goal of achieving net-zero greenhouse gas emissions by 2040. The D4 Business Village Luzern is measured against these targets.

This sustainability report presents the current status of the D4 Business Village Luzern at the end of 2024.

### Social



The D4 Business Village Luzern can be easily reached from Lucerne, Zug and Zurich. With the Root municipal administration and a diverse range of other tenants based here, it is a vibrant hub with an attractive mixed-use concept.

The location in the rapidly growing Rontal region is also sought-after for residential space in particular. The apartments at the D4 Business Village Luzern offer practical layouts and their sizes reflect demographic developments.

The optimum transport connections cater to the mobility needs of the tenants and visitors alike. A dedicated bus stop and urban railway station ensure good access to public transport. For those arriving by car, D4 Business Village Luzern is quickly accessible from the A2 motorway. A total of 14 parking spaces equipped with charging stations are also available.

>>> 'Social' section from p. 6

### Environmental



The D4 Business Village Luzern, which is operated by Suva itself, is a key role model in Suva's portfolio of direct property investments. Its energy centre is powered entirely by renewable energy, sourced from wood chips and geothermal probes. This ensures that all spaces are heated – and some of them cooled as well – in a carbon-neutral manner.

A photovoltaic system on the roof of building Z1 generates electricity for self-consumption. The system is currently being expanded with further photovoltaic installations on other rooftops. The electricity that is purchased in addition is generated entirely from hydropower.

The D4 Business Village Luzern has been consistently outperforming the target values of the prescribed reduction path for several years, thereby setting a positive example.

>>> 'Environmental' section from p. 9

### Economic



The range of office spaces at the D4 Business Village Luzern is being flexibly adapted to meet changing needs.

Small office units offering an attractive environment will be available to rent from mid-2024.

The positioning as a business campus with a diverse industry mix is being consistently strengthened by complementing the existing infrastructure with services tailored to client requirements.

>>> 'Economic' section on p. 13

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## 1 Focus on Sustainability

### 1.1 D4 Business Village Luzern

The D4 Business Village Luzern in Root is a holistically planned centre for services, commerce, think tanks, coworking, living and leisure. It is conveniently located in the Rontal valley and can be easily reached from Lucerne, Zug and Zurich.

When it opened its gates in 2003, the D4 comprised buildings Z2 and Z3. The complex was first expanded by building the wings (F1 and F2) in 2006. The next expansion followed with the construction of building Z5 and, in 2020, the office and residential building Z1. Preliminary discussions are under way with the canton of Lucerne and the municipalities of Root and Lucerne Plus regarding the increase in the residential portion and the associated amendment of the development plan on plots X1–X3.

### 1.2 Strategic guidelines of the owner

In November 2021, Suva, the owner of the D4 Business Village Luzern, approved the climate strategy for capital investments through the Suva Council. This strategy forms the basis of the strategic objectives for the direct property investments, which also include the D4 Business Village Luzern. The strategy encompasses social, economic and environmental aspects of sustainability and defines corresponding goals (including specifications for the CO<sub>2</sub> reduction path), which are also binding for the D4 Business Village Luzern.

This sustainability report presents the current status of the D4 Business Village Luzern at the end of 2024.

### 1.3 Measuring sustainability with the ESI

Suva uses the Economic Sustainability Indicator (ESI) to assess the sustainability of its properties. The scale ranges from -1 to 1. The ESI methodology is explained in the glossary on page 15.

#### The ESI® 2024 for the D4 Business Village Luzern remains unchanged at 0.38.

The ESI values for all dimensions are positive (>0). The sub-indicator rating for 'mobility' is average because the assessment does not take into account accessibility by private transport and because the train frequency at urban railway station Root D4 could be improved.

Fig. 1 : D4 Business Village Luzern site overview

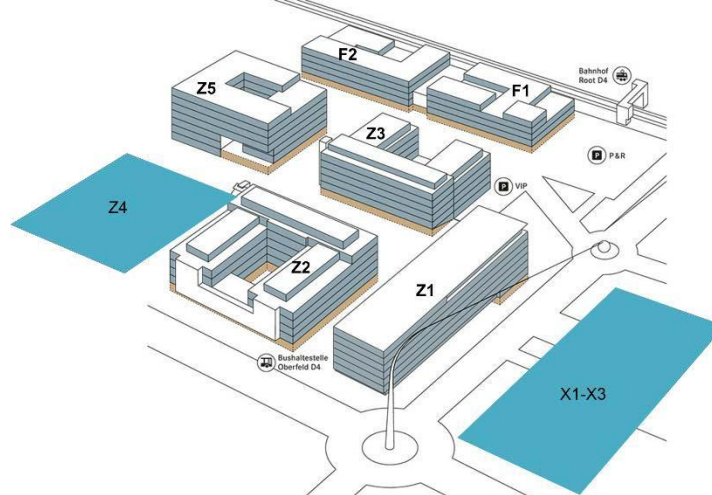


Fig. 2 : The three dimensions of sustainability

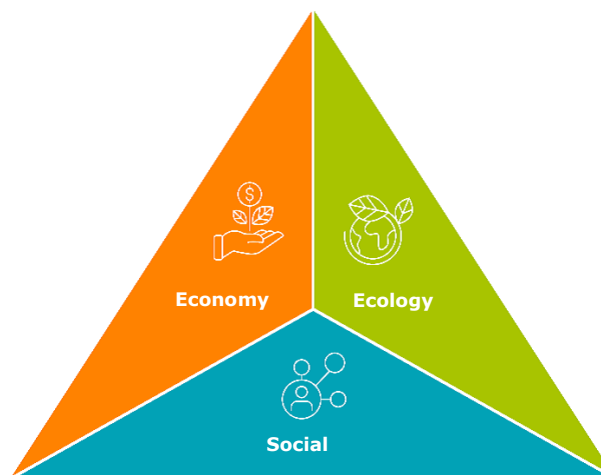
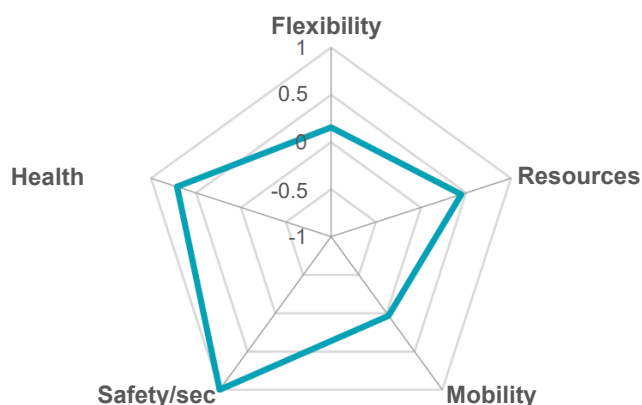


Fig. 3 : ESI spider chart for the D4 Business Village Luzern



Source: ESIWeb by Meta-Sys AG

## 2 Social

### 2.1 Local centre

Since opening in 2003, the D4 Business Village Luzern in Root has evolved into a vibrant hub. Its status as a local centre in the Future Valley Lucerne grew even further when the Root municipal administration moved here on 1 September 2022. Numerous companies from Switzerland and abroad have recognised this and rented premises in the D4. There are 67,000 m<sup>2</sup> available for flexible commercial, office, storage, production and hospitality use, plus a limited amount for retail. Thus, a wide range of sectors can be found under one roof.

### 2.2 Mixed-use

The well-planned mixed-use concept has done more than create jobs in the region.

**It also offers a wide range of services and leisure activities.**

In addition to two restaurants, the Conference Center and coworking spaces, there is a daycare centre, a hair salon, a gym, a physiotherapy practice and a climbing hall. This combination generates footfall and ensures a good standard of living at the D4 Business Village Luzern.

### 2.3 Tenant satisfaction

The D4 Business Village Luzern is designed as a service centre aimed at addressing and meeting client needs in the best possible way. Tenant surveys are conducted regularly to help achieve this aim. The most recent comprehensive survey was conducted in 2024. As a whole, the tenant survey results consistently fall within the range of 8 to 9.5 out of 10 points, reflecting a high level of satisfaction that has been fairly consistent over the years.

For the CEOs of the tenant companies, the financial aspect of the D4 Conference Center exceeds expectations, while employees are more satisfied with the services.

Fig. 4 : Aerial view of the D4 Business Village Luzern



Fig. 5 : Oasis restaurant



Source: Photo Team D4

Fig. 6: Survey results for the 'D4 Conference Center' among CEOs and employees of tenant companies and external clients



## 2.4 Demographic development

According to the 2021 scenario analysis by the Federal Statistical Office (FSO), the population of the canton of Lucerne is projected to grow by 17.8% by 2050 compared to 2020 (Switzerland as a whole: +20.2%). Strong growth is expected in the senior citizens age group (65+) in particular, with a projected increase of around 60%.

**Switzerland's population growth will be particularly strong in the regions stretching from Lake Geneva to Lake Constance.**

Fig. 8 shows the locations of the Suva properties on a map of Switzerland. The D4 Business Village Luzern is shown in orange. Located in the heart of a growth region, its position is strategically ideal; a steady increase in demand is therefore expected.

**The D4 Business Village Luzern is located in a growth region where demand for residential and office spaces is expected to increase in the long term.**

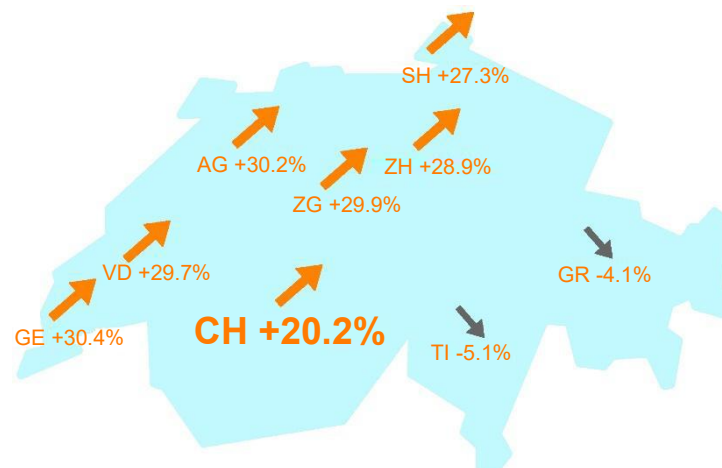
## 2.5 Household sizes

Projections by the Federal Statistical Office (FSO) indicate that the number of one- and two-person households in the canton of Lucerne is set to increase and will account for 71% of all households by 2050 (see fig. 9).

The 48 apartments of the D4 Business Village Luzern are designed primarily for professionals, including some who work at the D4. The apartment mix consists primarily of 3½-room apartments and smaller units (see fig. 9 on the right), catering to individuals, couples and small families.

**The range of apartments offered by the D4 Business Village Luzern will meet demand, according to demographic forecasts.**

Fig. 7: Population growth by region up to 2050



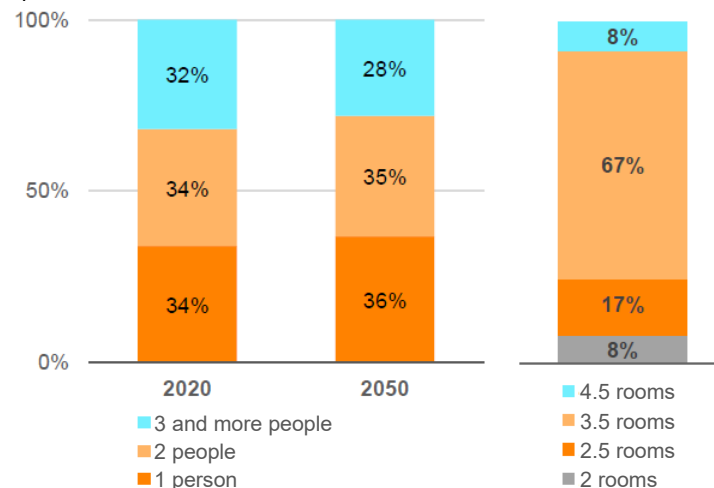
Source: FSO 2021 population development reference scenario

Fig. 8: Locations of Suva properties, D4 in orange



Source: ccrs ESIWeb

Fig. 9: Private households in the canton of Lucerne and D4 apartment mix



Source: FSO 2021, Scenario AM

## 2.6 Mobility

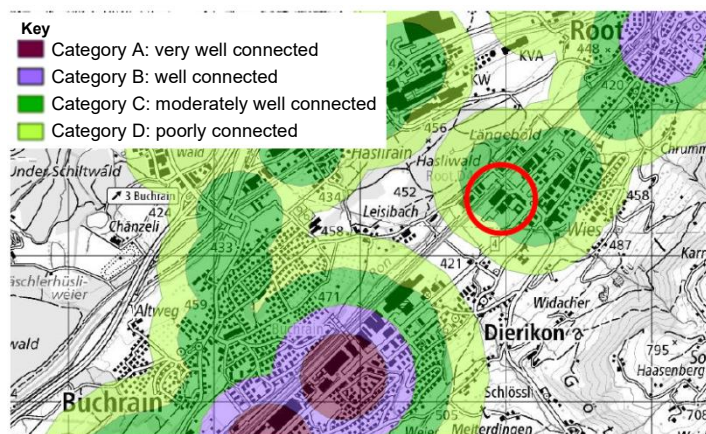
The location on the railway line between Lucerne and Rotkreuz and in close proximity to the Buchrain motorway exit ensures excellent accessibility.

**Due to having its own urban railway station ('Root D4'), the area is classified as public transport quality category C.**

In addition to good public transport links, the D4 Business Village Luzern is also easily accessible by private transport.

For electric vehicles, 6 parking spaces with charging stations are available in the underground car park and 6 in the outdoor park & ride area, as well as 2 for visitors. The charging stations in the underground car park are powered by electricity from the on-site photovoltaic system.

Fig. 10: Public transport quality category C



Source: <https://map.geo.admin.ch/>

## 2.7 Health and well-being

The new apartments built in the Square One building in 2020 are equipped with controlled ventilation to avoid unwanted temperature fluctuations and to maintain an excellent indoor air quality at all times. Controlled apartment ventilation enables energy-optimised operation.

For commercial tenants, some areas feature a chiller system with an installed cooling capacity of 1500 kW for active room cooling.

Fig. 11: Stock photo



Source: [www.moneypark.ch](http://www.moneypark.ch)

## 2.8 Digitalisation

At the D4 Business Village Luzern, digital tools are used to make operations more efficient and to enhance the level of comfort and convenience for users.

The parking system is an example of this. The public car park has been available on the 'Parkingpay' app since 2024, and parking tickets can be paid for in the app.

Meters are installed in the property to record energy and water consumption and automatically transmit the data to the internal management platform. This enables operators to verify whether the system settings are correct or need to be optimised.

Fig. 12: Stock photo



Source: Adobe Stock

3 Environmental

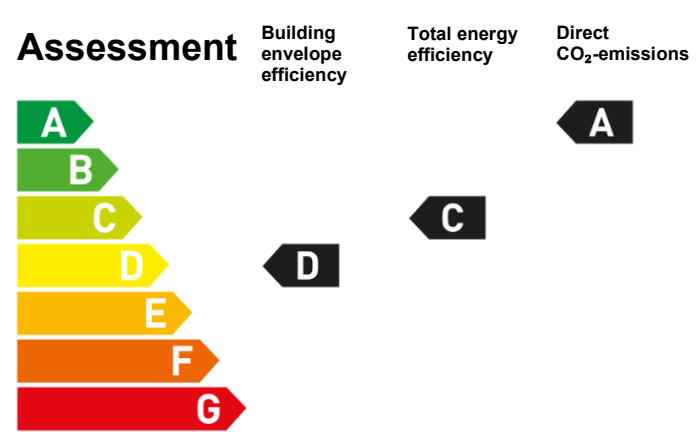
3.1 Building energy certificate from the cantons (GEAK)

In 2022, a separate GEAK (cantonal energy certificate for buildings) was issued for buildings Z2 and Z3 at the D4 Business Village Luzern. In 2024, the assessment of the remaining buildings was also commissioned; for buildings F1 and F2, however, a building energy analysis was prepared instead of a GEAK, as the buildings are industrial buildings for which a GEAK cannot be issued.

Under Suva’s strategic guidelines, new buildings must fall into GEAK category A or B for overall energy efficiency. New buildings must now be assigned Class A for ‘direct CO<sub>2</sub> emissions’ (see glossary, p. 15).

**All the buildings in the D4 Business Village Luzern meet Suva’s requirements for new buildings.**

Fig. 13: Example of a GEAK building assessment



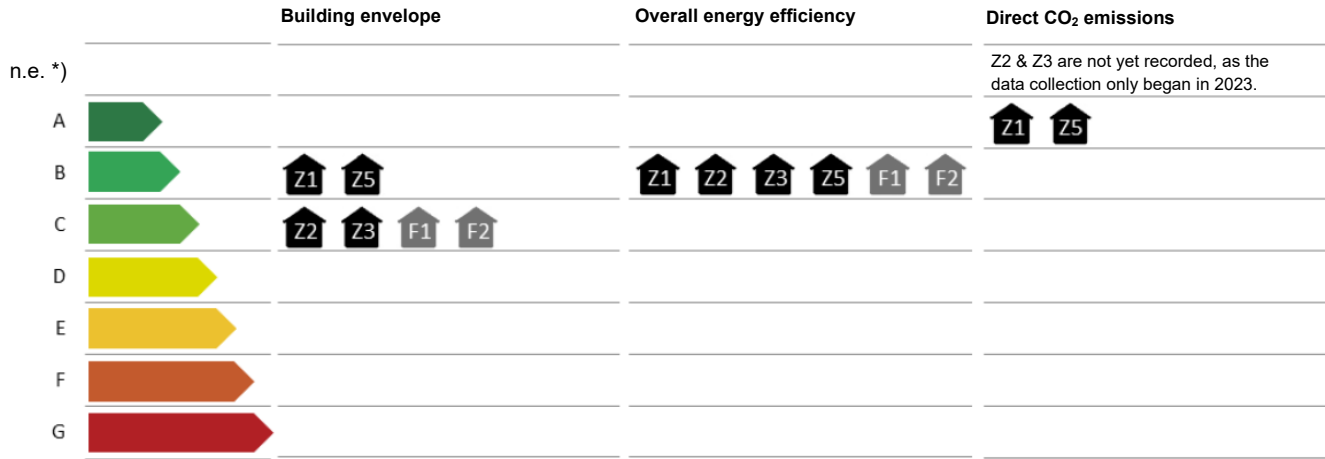
Source: [www.geak.ch](http://www.geak.ch) (new from 2023, see glossary, p.15)

Fig. 14: The three GEAK products



Source: [www.geak.ch](http://www.geak.ch)

Fig. 15: Number of buildings in each GEAK category



A GEAK certificate cannot be issued for industrial building F1/2. A building energy analysis was issued instead.

### 3.2 Energy reduction path for Suva real estate

In November 2021, the Suva Council approved Suva's new climate targets, which align with the goals of the Paris Agreement signed by the Federal Council. The focus is on reducing greenhouse gas (GHG) emissions. The direct property investments are part of Suva's capital investment strategy and have the objective of achieving net-zero greenhouse gas emissions in operations.

**The current scenario envisages replacing fossil fuels by 2040. By 2040, the thermal energy for all Suva properties is to be primarily supplied via district heating and heat pumps.**

### 3.3 Greenhouse gas reduction path for Suva real estate

Upon joining REIDA in 2024, the organisation's methodology for greenhouse gas reporting was adopted (see glossary, p. 17).

The reduction pathway for the Suva portfolio was thus redefined in 2024, taking 2020 as the base year and net zero greenhouse gas emissions (GHG) by 2040, as established in the new strategy, as the objective.

On the basis of the multi-year plan in mid 2024, projected gross emissions were modelled, taking energy-related renovations and the replacement of fossil-fuel heating systems into account.

**Scope 1 emissions are set to drop to zero before 2040 due to the fossil-free operation of all properties. As regards Scope 2, further efforts are required from suppliers and consumers.**

### 3.4 Scope 3 in investment properties

While the reduction of Scope 1 and 2 emissions has been a key focus for several years, Scope 3 emissions are becoming increasingly relevant as the other emissions decrease (see glossary, p. 16). According to the Greenhouse Gas Protocol, these GHG emissions are separated into 15 categories. The three most important categories for real estate investors are (see fig. 18):

- 2 Investment goods: construction of buildings
- 3 Fuel- and energy-related activities: e.g., extraction and transport of oil and gas
- 13 Downstream leased assets: emissions caused by the tenant, such as tenant electricity

Emissions resulting from construction activities appear to be particularly amenable to influence.

Fig. 16: Emission reduction path for final energy in operations in kWh/m<sup>2</sup>EBF

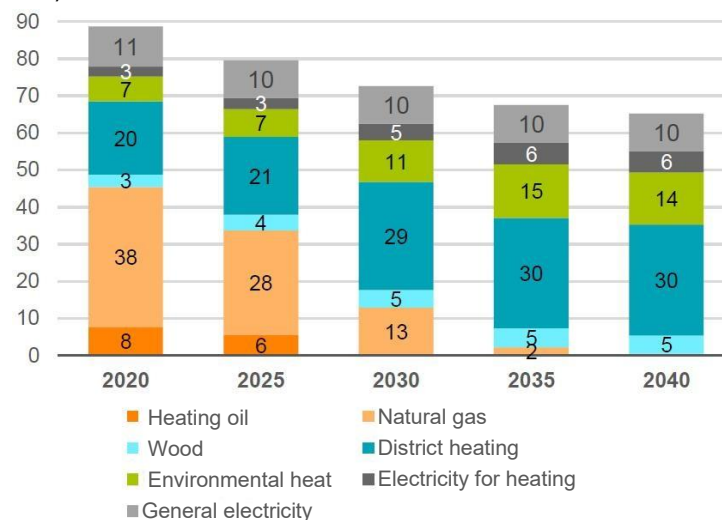


Fig. 17: GHG reduction path (gross) according to REIDA in kg CO<sub>2</sub>eq/m<sup>2</sup>EBF

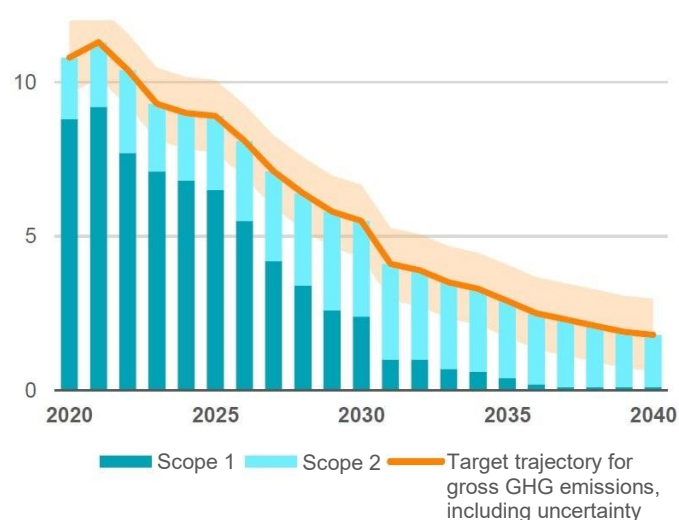
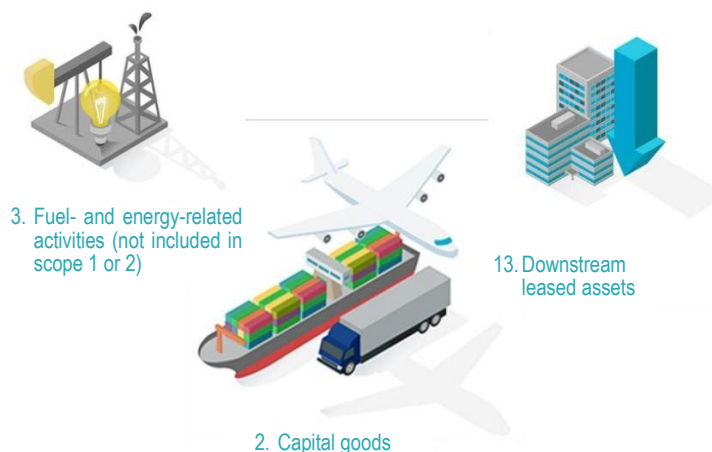


Fig. 18: Relevant Scope 3 categories for real estate investors



Source: [www.adecesg.com](http://www.adecesg.com) / Greenhouse Gas Protocol

### 3.5 Energy consumption D4

The energy consumed by the D4 Business Village Luzern consists of the energy required for heating and cooling as well as the site's general electricity consumption.

Since 2022, a new energy strategy has been pursued that explores the optimum interplay between wood-chip heating (high temperature) and heat pumps (high and low temperature), as well as the use of the geothermal storage system.

**Through the successful implementation of these operational optimisations, specific energy consumption fell by 13.6% in 2024 in comparison with the previous year, dropping from 42.9 to 37.1 kWh/m<sup>2</sup>.**

### 3.6 Greenhouse gas emissions

Since 2020, the D4 Business Village Luzern has been heated exclusively using renewable sources of energy. The energy centre, featuring a ground-source heat pump and wood chip heating system, does not produce any direct greenhouse gas emissions from fossil fuels.

Approximately 25% of the electricity required for operating the energy centre is generated by the on-site photovoltaic system. The purchased electricity is produced entirely from hydropower.

**The D4 Business Village Luzern is therefore pretty much run on a CO<sub>2</sub> neutral basis, and the target values for the specified reduction path have been well below the target values for several years, which is exemplary.**

### 3.7 Scope 3 emissions, D4

The careful planning of new construction and renovation projects focuses on ensuring resource efficiency and minimising embodied emissions.

The contemporary infrastructure enables tenants to use their space in a low emissions way. From LED lighting to affordable waste management services, D4 Business Village Luzern offers a wide range of options for making business operations sustainable. Commuting is also possible with low CO<sub>2</sub> emissions due to the site's own bus stop and railway station.

**The D4 Business Village Luzern is being developed on a sustainable basis, creating the optimum conditions for tenants to go about their business with low emissions.**

Fig. 19: Energy consumption in kWh/m<sup>2</sup><sub>EBF</sub>

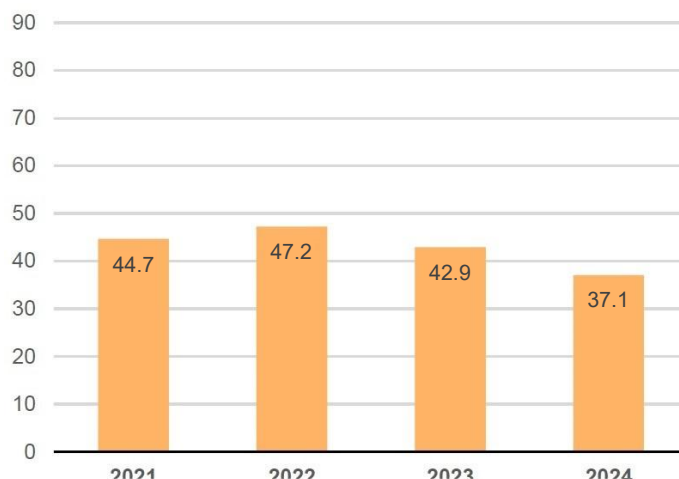


Fig. 20: Reduction path vs. ACTUAL in kg CO<sub>2</sub>eq/m<sup>2</sup><sub>EBF</sub>

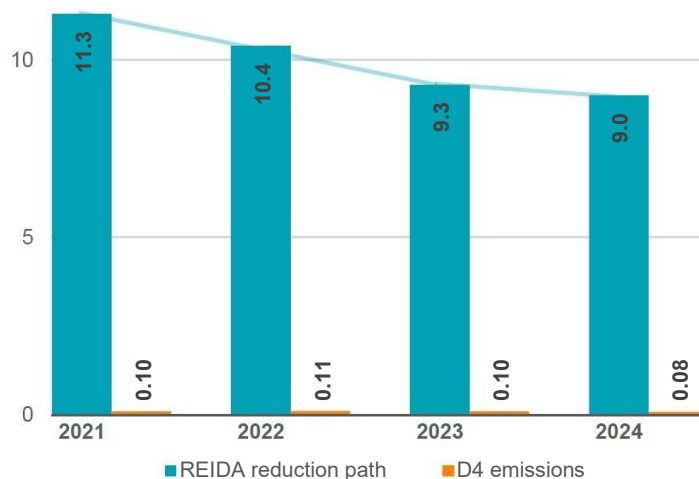


Fig. 21: The urban railway station at the D4 Business Village



### 3.8 Breakdown of energy sources

Most of the energy is needed for heat generation. In accordance with Suva's requirement for the composition of energy sources, the goal is to no longer have any fossil fuels – and thus carbon-intensive energy sources – in the portfolio.

**At the D4 Business Village Luzern, heat has been generated in a fossil-free way since 2021, using geothermal probe heat pumps and a wood chip heating system. This makes the D4 a model property in Suva's investment portfolio.**

### 3.9 Photovoltaic

The large unshaded roof surfaces of the D4 Business Village Luzern are ideally suited for the installation of photovoltaic systems. A system with an installed capacity of 250 kWp has been in place on the roof of building Z1 since 2020. In 2023, a system with an installed capacity of 150 kWp was added to building Z2.

To further harness the potential for on-site electricity generation, a PV system with an installed capacity of 114 kWp was commissioned on building Z3 in September 2024.

These systems supply electricity which is available to the D4 Business Village Luzern. Any surplus electricity that is produced is fed into the ckw grid.

**The electricity produced on the roofs of the D4 Business Village Luzern corresponds to the electricity consumption of around 102 households\*).**

\*) Four-person household in an apartment block, according to [energieschweiz.ch](https://energieschweiz.ch)

Fig. 22: Breakdown of energy sources

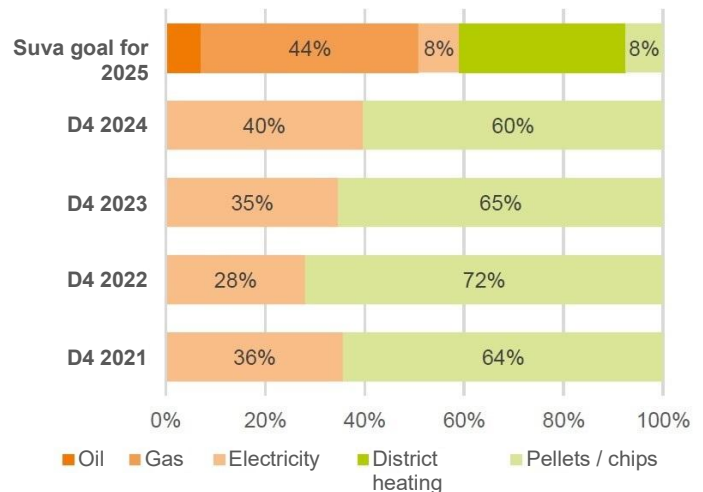
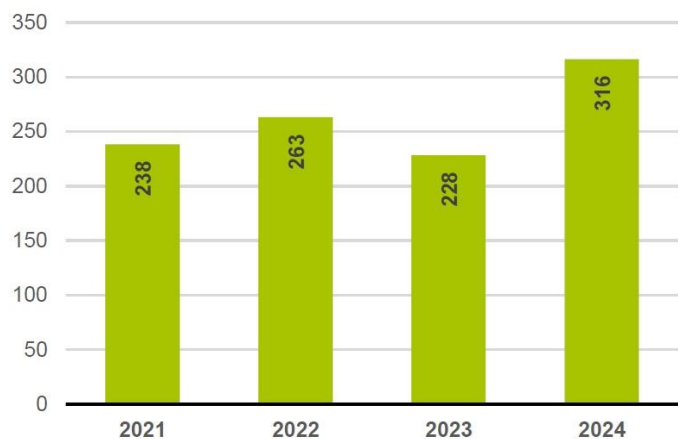


Fig. 23: Photovoltaic electricity generation in MWh



## 4 Economic

### 4.1 Development of the offer

**The management team of the D4 Business Village Luzern is responding flexibly to the changing requirements.**

To meet the growing demand for small offices, in June 2024, 14 units were made available in Platz 10, N4. Three offices had already been let and occupied by the end of October 2024. The shared kitchen offers the tenants significant added value by also serving as a meeting point with a great view of the courtyard and is a very popular amenity.

*Fig. 24: Area with small office units and shared kitchen*

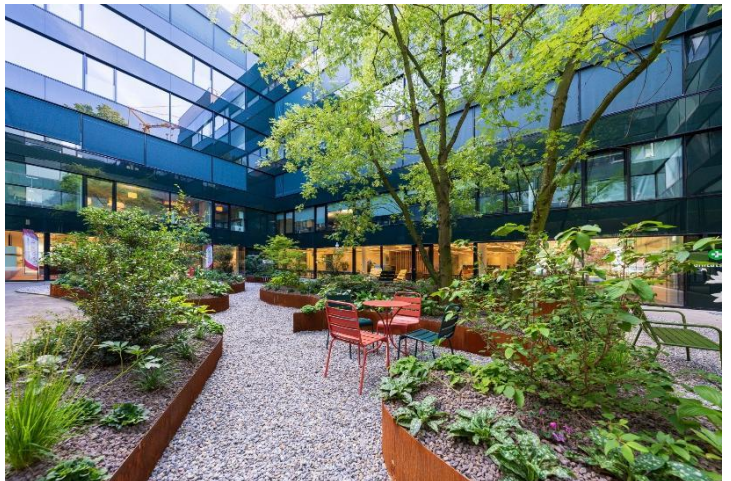


### 4.2 Business Campus

The diversified mix of sectors ensures that the D4 remains attractive to a wide range of potential clients.

**The positioning as a business campus is being consistently advanced by complementing the existing infrastructure with services tailored to client requirements.**

*Fig. 25: Redesigned Z5 courtyard*



Source: Roger Lustenberger Fotografie

## 5 Outlook 2025

### 5.1 Online marketing and social media

To attract interesting tenants to the D4 Business Village Luzern, more emphasis is being placed on online marketing, alongside direct outreach and collaboration with various partners. To this end, a corporate storyteller and content creator were appointed in 2025 to raise the profile of the D4 brand on social media channels.

**The major advantage is that the D4 can be established as a brand and interact directly with the defined target audience.**

The new website for the D4 Business Village Luzern went live at the end of January 2024. It features simpler navigation and a more contemporary design.

### 5.2 Tenant events

**To provide existing tenants with a networking platform, the new 'Lunch and Learn' (in German: 'Wissen zum Zmittag') event series will be introduced alongside the regular tenant events, with plans to hold around four to six per year.**

Each one will feature an interesting presentation by a tenant or an external speaker, and the participants will have the opportunity to discuss an interesting topic from 12 noon to 1 p.m. There will be drinks, sandwiches and sweet snacks, so the participants can return to work after lunch feeling fully energised.

Fig. 26: Stock photo



Source: Shutterstock

Fig. 27: Stock photo



Source: Shutterstock

## Glossary

### ESI – Economic Sustainability Indicator

The **ESI** was developed by the Center for Corporate Responsibility and Sustainability (CCRS) at the University of Zurich to measure sustainable construction. It comprises five sub-indicators:

- flexibility/polyvalence
- resource consumption/greenhouse gases
- location/mobility
- safety/security
- health/comfort

and a total of 42 criteria. This allows for an objective assessment of the long-term risk or opportunity associated with a property in terms of it losing or gaining value due to long-term developments. The latest revision of the methodology in 2022/23 also attached importance to the share of renewable energy used in the operation of a property.

A factor of '-1' indicates a property with many risks, while a factor of '+1' indicates a property with a positive long-term development trend.

>>> [www.ccrs-esiweb.ch](http://www.ccrs-esiweb.ch)

### GEAK – building energy certificate from the cantons

The standardised cantonal building energy certificate assesses the quality of the building envelope, overall energy efficiency and (since 2023) the direct CO<sub>2</sub> emissions on three scales. Since 2023, it has also been possible to create a provisional GEAK for new buildings during the planning phase, which is then definitively issued by a GEAK expert after the building has been completed and approved. The GEAK can be issued based on actual consumption data three years after completion. This allows the achievement of energy targets to be assessed in both new and refurbished buildings.

Several cantons require a GEAK Plus in order to apply for funding. A GEAK Plus includes an advisory report with options for energy-efficient refurbishment. A GEAK expert assesses the building and assigns it to categories A to G (very energy-efficient to less energy-efficient) for the energy label.

Fig. 28: Explanation of GEAK categories

| Category | Building envelope efficiency                                                                                          | Total energy efficiency                                                                                                                                                  | Direct CO <sub>2</sub> emissions                                                                                                                                                            |
|----------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | Excellent thermal insulation (roof, facade, basement), windows with heat-insulating triple glazing (e.g. Minergie-P). | Highly efficient building technology for heating and hot water, efficient lighting and appliances, use of renewable energies and self-generated power (e.g. Minergie-A). | The building does not emit any direct CO <sub>2</sub> gas.                                                                                                                                  |
| B        | Buildings with a thermal envelope that meets the legal requirements.                                                  | Building envelope and building technology meet new-build standard, use of renewable energies (e.g. Minergie system renewal).                                             | Very low CO <sub>2</sub> emissions from the building (e.g. for peak load coverage).                                                                                                         |
| C        | Old buildings with extensively refurbished building envelope (e.g. Minergie system renewal).                          | Extensively refurbished old buildings (thermal insulation and building technology), usually in combination with renewable energies.                                      | Low CO <sub>2</sub> emissions from the building, possibly due to a very good building envelope combined with fossil fuel heating or fossil fuel peak load coverage.                         |
| D        | Old buildings with good and extensive retrofit insulation but remaining thermal bridges.                              | Extensively refurbished old buildings with significant gaps or without the use of renewable energy.                                                                      | Significant CO <sub>2</sub> emissions from the building. They could potentially be reduced by using renewable energy and improving the building envelope.                                   |
| E        | Old buildings with improved thermal insulation, including new heat-insulating glazing.                                | Partially refurbished old buildings (e.g. new heating system), possibly new appliances or lighting.                                                                      | Very high CO <sub>2</sub> emissions from the building, e.g. due to purely fossil fuel-based heating (oil or gas) or an inadequate building envelope.                                        |
| F        | Partially insulated buildings.                                                                                        | Buildings with some new components (building envelope, building technology, lighting, etc.).                                                                             | Extremely high CO <sub>2</sub> emissions from the building. There is considerable potential for switching to renewable energies and refurbishing the building envelope.                     |
| G        | Old buildings with no or poor retrofitted insulation and significant refurbishment potential.                         | Old buildings with outdated building technology and no use of renewable energies, but with significant improvement potential.                                            | The building is heated with fossil fuels and emits a very high amount of CO <sub>2</sub> gas. Use of renewable energies and improvements to the building envelope are strongly recommended. |

Source: GEAK association (own illustration)

>>> [www.geak.ch](http://www.geak.ch)

## Glossary

### Scopes

The Greenhouse Gas Protocol defines the Scopes based on responsibility for the respective emissions. For real estate investors, the following categorisation applies (not exhaustive):

- **Scope 1:** Direct emissions from the combustion of:  
heating oil, natural gas, biogas, wood pellets, wood chips
- **Scope 2:** Indirect emissions from the consumption of: general electricity, auxiliary energy (e.g. electricity for heat pumps), district heating
- **Scope 3:** Upstream and downstream emissions from: construction activities, transport, purchased products  
property use (tenant electricity, mobility, waste, water consumption), deconstruction, disposal

>>> [www.ghgprotocol.org](http://www.ghgprotocol.org)

### Net zero

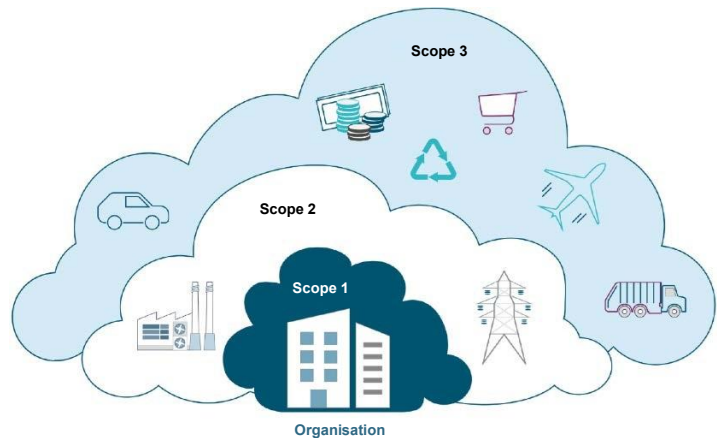
As long as buildings are constructed and operated, greenhouse gases will continue to be emitted. If this is the case, gross-zero emissions cannot be attained. This is why the focus is on net zero goals.

Net zero means that all human-induced greenhouse gas emissions must be removed from the atmosphere by applying reduction measures. Negative emissions are achieved through projects which directly extract CO<sub>2</sub> from the atmosphere and store it over the long term.

The German federal government has not yet conclusively determined which measures should count as eligible negative emissions for achieving net zero GHG emissions.

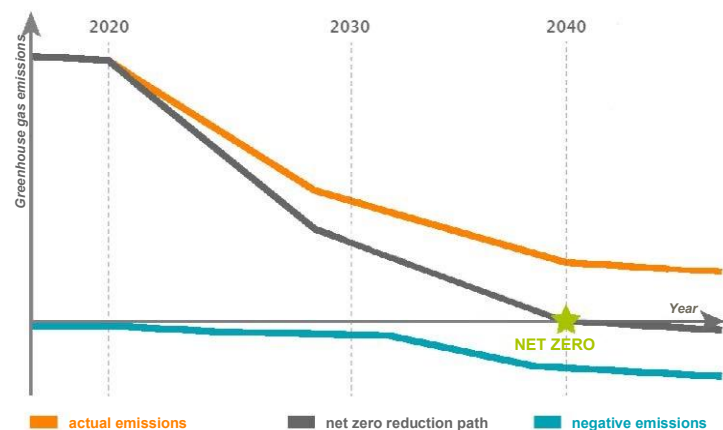
>>> [www.swissclimate.ch/netto-null](http://www.swissclimate.ch/netto-null)

Fig. 29: Illustration of Scopes



Source: Amstein + Walthert

Fig. 30: Gross emissions – Negative emissions = Net emissions



Source: ETH Zurich (edited)

## Glossary

### REIDA

The Real Estate Investment Data Association (REIDA) is a non-profit organisation.

Its goal is to continuously improve the quality of market data and market knowledge. REIDA provides a Swiss-wide real estate dataset based on lease agreements for investment properties, property accounts, transactions, and energy and CO<sub>2</sub> data.

At the annual REIDA meeting, market insights are presented and discussed with a broader public audience.

>>> [www.reida.ch](http://www.reida.ch)

### REIDA methodology

For CO<sub>2</sub>eq emissions reporting and benchmarking, REIDA follows the methodology and scope definitions of the internationally recognised Greenhouse Gas Protocol (GHGP), and determines emission factors based on the latest Intep study, 'Emissions Factors for the Building Sector'.

The scope of the REIDA CO<sub>2</sub>eq report covers operational energy consumption. Environmental metrics for energy and CO<sub>2</sub>eq are defined as key benchmarks in agreement with AMAS (Asset Management Association Switzerland). The primary reference unit used is the energy reference area (EBF), a standard metric established for Switzerland (SIA 380).

>>> [www.reida.ch/index.php/co2-benchmark](http://www.reida.ch/index.php/co2-benchmark)

Fig. 31: Illustration of Scopes



Source: [www.reida.ch](http://www.reida.ch)

Fig. 32: First Suva-REIDA report

## REIDA CO<sub>2</sub>e-REPORT 2024



Portfolio

Suva investment portfolio

Source: REIDA

## Legal Notice

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### Author

Suva Real Estate Department  
Myriam C. Spinnler

### Collaborators

Roger Lustenberger  
Martin Rey  
Martin Bürke  
Reto Burkart

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### Reference

Suva Sustainability Report 2024 – Direct Property Investments

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### Recipients

D4 Business Village Luzern tenants  
Employees of the Real Estate Department  
Suva sustainability group

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