

Second-Party Opinion

LEG Sustainable Financing Framework



Evaluation Summary

Sustainalytics is of the opinion that the LEG Sustainable Financing Framework is credible and impactful and aligns with the Green Bond Principles 2018, Social Bond Principles 2020, Sustainability Bond Guidelines 2018, Green Loan Principles 2021, and Social Loan Principles 2021. This assessment is based on the following:



USE OF PROCEEDS The eligible categories for the use of proceeds – Affordable and Social Housing, Community Engagement, Green Buildings and Energy Efficiency, Renewable Energy, Clean Transportation – are aligned with those recognized by the Green Bond Principles, Social Bond Principles, Green Loan Principles, and Social Loan Principles. Sustainalytics considers that investments in the eligible categories will lead to positive environmental or social impacts and advance the UN Sustainable Development Goals, specifically SDG 1, 7, 9, and 10 and 11.



PROJECT EVALUATION / SELECTION LEG Immobilien SE's internal process in evaluating and selecting assets is overseen by a Sustainable Financing Committee consisting of representatives from the sustainable management team, controlling and risk management teams, and other senior management. The Committee is responsible for the approval of pre-selected eligible assets under the Sustainable Asset Categories in the company's Sustainable Asset Pool. Sustainalytics considers the project selection process in line with market practice.



MANAGEMENT OF PROCEEDS Sustainable Financing Committee is in charge of LEG Immobilien SE's processes for management of proceeds. Semi-annual review is conducted by the Committee to monitor the Sustainable Asset Pool. LEG intends to allocate the proceeds within 24 months after the issuance and has applied a 36-month lookback period for non-capital investment. Any temporary unallocated net proceeds will be managed in line with company's investment strategy. This is in line with market practice.



REPORTING LEG Immobilien SE intends to report on allocation of proceeds on their investor relations website on an annual basis until full allocation. The allocation report will include the total outstanding amount of Sustainable Financing Instruments, share of proceeds for financing and re-financing purpose, proceeds allocated per asset category, the balance of unallocated proceeds. In addition, LEG is committed to reporting on relevant impact metrics. Sustainalytics views LEG Immobilien SE's allocation and impact reporting as aligned with market practice.

Evaluation Date	June 10, 2021
Issuer Location	Düsseldorf, Germany

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Introduction

LEG Immobilien SE (“LEG”, or the “Company”) is a German real estate company headquartered in Düsseldorf, Germany. LEG has about 145,000 rental properties and 400,000 residents. The Company focuses on providing affordable housing in North Rhine-Westphalia and other western German states.

LEG has developed the LEG Sustainable Financing Framework (the “Framework”) under which it intends to issue green, social and/or sustainability bonds, loans and other debt-like financial instruments, and use the proceeds to finance or refinance, in whole or in part, existing and/or future projects that are expected to provide affordable and social housing to low income groups, to provide support and achieve positive impact to local communities, reducing the carbon footprint of LEG’s building stock, promote the use of renewable energy and zero carbon emissions transportation. The Framework defines eligibility criteria in five areas:

1. Affordable and Social Housing
2. Community Engagement
3. Green Buildings and Energy Efficiency
4. Renewable Energy
5. Clean Transportation

LEG engaged Sustainalytics to review the LEG Sustainable Financing Framework, dated June 2021, and to provide a Second-Party Opinion on the Framework’s environmental and social credentials and its alignment with the Sustainability Bond Guidelines 2018 (SBG), Green Bond Principles 2018 (GBP), Social Bond Principles 2020 (SBP),¹ Green Loan Principles 2021 (GLP), and Social Loan Principles 2021 (SLP).² This Framework has been published in a separate document.³

Scope of work and limitations of Sustainalytics’ Second-Party Opinion

Sustainalytics’ Second-Party Opinion reflects Sustainalytics’ independent⁴ opinion on the alignment of the reviewed Framework with the current market standards and the extent to which the eligible project categories are credible and impactful.

As part of the Second-Party Opinion, Sustainalytics assessed the following:

- The Framework’s alignment with the Green Bond Principles 2018, Social Bond Principles 2020, and Sustainability Bond Guidelines 2018, as administered by ICMA, and the Green Loan Principles 2021 and Social Loan Principles 2021, as administered by LMA, APLMA, and LSTA;
- The credibility and anticipated positive impacts of the use of proceeds; and
- The alignment of the issuer’s sustainability strategy and performance and sustainability risk management in relation to the use of proceeds.

For the use of proceeds assessment, Sustainalytics relied on its internal taxonomy, version 1.8.1, which is informed by market practice and Sustainalytics’ expertise as an ESG research provider.

As part of this engagement, Sustainalytics held conversations with various members of LEG’s management team to understand the sustainability impact of their business processes and planned use of proceeds, as well as management of proceeds and reporting aspects of the Framework. LEG representatives have confirmed (1) they understand it is the sole responsibility of LEG to ensure that the information provided is complete, accurate or up to date; (2) that they have provided Sustainalytics with all relevant information and (3) that any provided material information has been duly disclosed in a timely manner. Sustainalytics also reviewed relevant public documents and non-public information.

This document contains Sustainalytics’ opinion of the Framework and should be read in conjunction with that Framework.

¹ The Sustainability Bond Guidelines, Green Bond Principles, and Social Bond Principles are administered by the International Capital Market Association and are available at <https://www.icmagroup.org/green-social-and-sustainability-bonds/sustainability-bond-guidelines-sbg/>

² The Green Loan Principles and Social Loan Principles are administered by the Loan Market Association, Asia Pacific Loan Market Association and Loan Syndications & Trading Association and are available at: <https://www.lsta.org/content/green-loan-principles/#> and <https://www.lsta.org/content/social-loan-principles-slp/>

³ The LEG Sustainable Financing Framework is available on LEG Immobilien SE’s website at: <https://ir.leg-se.com/en/investor-relations/creditor-relations>

⁴ When operating multiple lines of business that serve a variety of client types, objective research is a cornerstone of Sustainalytics and ensuring analyst independence is paramount to producing objective, actionable research. Sustainalytics has therefore put in place a robust conflict management framework that specifically addresses the need for analyst independence, consistency of process, structural separation of commercial and research (and engagement) teams, data protection and systems separation. Last but not the least, analyst compensation is not directly tied to specific commercial outcomes. One of Sustainalytics’ hallmarks is integrity, another is transparency.

Any update of the present Second-Party Opinion will be conducted according to the agreed engagement conditions between Sustainalytics and LEG.

Sustainalytics' Second-Party Opinion, while reflecting on the alignment of the Framework with market standards, is no guarantee of alignment nor warrants any alignment with future versions of relevant market standards. Furthermore, Sustainalytics' Second-Party Opinion addresses the anticipated impacts of eligible projects expected to be financed with bond and loan proceeds but does not measure the actual impact. The measurement and reporting of the impact achieved through projects financed under the Framework is the responsibility of the Framework owner.

In addition, the Second-Party Opinion opines on the potential allocation of proceeds but does not guarantee the realised allocation of the bond and loan proceeds towards eligible activities.

No information provided by Sustainalytics under the present Second-Party Opinion shall be considered as being a statement, representation, warrant or argument, either in favour or against, the truthfulness, reliability or completeness of any facts or statements and related surrounding circumstances that LEG has made available to Sustainalytics for the purpose of this Second-Party Opinion.

Sustainalytics' Opinion

Section 1: Sustainalytics' Opinion on the LEG Sustainable Financing Framework

Sustainalytics is of the opinion that the LEG Sustainable Financing Framework is credible, impactful and aligns with the four core components of the GBP, SBP, SBG GLP, and SLP. Sustainalytics highlights the following elements of LEG's Sustainability Bond Framework:

- Use of Proceeds:
 - The eligible categories – Affordable and Social Housing, Community Engagement, Green Buildings and Energy Efficiency, Renewable Energy, Clean Transportation – are aligned with those recognized by the GBP, SBP, GLP, and SLP.
 - The Framework defines a look-back period of 36 months for non-capital expenditures, while physical assets such as buildings may be refinanced beyond this period. This is in line with market practice.
 - Under the Affordable and Social Housing category, the Framework includes projects related to the construction, modernization and renovation of affordable and social housing buildings and units which qualify under German regulatory schemes for subsidized housing. The Framework also considers the financing of accessibility upgrades to residential buildings to provide improved access for people with disabilities.
 - For the eligible affordable and social housing assets and units, the Framework follows the definition of German law on Social Subsidized Housing (Gesetz über die soziale Wohnraumförderung) which outlines the requirements for housing construction and modernization as well as eligibility for such subsidy.⁵ Specifically, units are either specifically classified as under the social housing scheme or are leased to tenants with subsidized housing permits or with rent paid directly by local public authorities. Sustainalytics views favorably that the Framework clearly defines the eligible assets and beneficiaries and therefore views this to be aligned with market practice.
 - As it relates to accessibility upgrades, Sustainalytics considers such investments to clearly provide benefits for target populations, and further notes that such benefits will accrue primarily to individuals in affordable housing.
 - Under the Community Engagement category, the Framework defines the expenditures to support two foundations that aim at providing financial relief for tenants in need and creating more livable community the LEG's tenants.
 - The Issuer has communicated to Sustainalytics that the expenditure will mainly be transfer or donation to the foundations; the two eligible foundations are independent

⁵ German State Law, Law on Social Housing Promotion, available: <https://www.gesetze-im-internet.de/wofg/index.html>

- entities that work to support LEG tenants and further improve the social housing assets financed by the bond.
- While noting that purely philanthropic activities are generally not considered well-suited for financing by social bonds, Sustainalytics recognizes that expenditures under the Framework will support foundations whose main purpose relates to providing services related to LEG's core business, and therefore views this category to be aligned with market expectations.
 - Under the Green Building and Energy Efficiency category, LEG contemplates expenditures related to construction of new buildings, operation of existing buildings or renovation of existing buildings of commercial and residential building.
 - LEG intends to use reputable third-party certification schemes and standards to determine green building eligibility. The Framework specifies minimum green building standard of EPC Rating of A and B, BREEAM excellent or above, LEED gold or above, DGNB gold or above, KFW Standard 55 or better or equivalent other certifications. Sustainalytics views the selected standards as robust and credible and the specified certification levels as aligned with market practice. See Appendix 1 for assessment of the referenced certification schemes and standards.
 - LEG also intends to invest in the renovation of existing buildings that leads to at least 30% improvement of primary energy demand compared to the prior renovation level. Sustainalytics views favorably that the Framework defines a quantitative minimum threshold improvement and considers a 30% improvement to be aligned with market practice.
 - The individual renovation measures may include, amongst others, upgrade of windows, improvement of insulation, installation of heating, deployment of smart meters. LEG has communicated to Sustainalytics that they intend to conduct portfolio measurement of energy efficiency after renovation to assess the quantitative impact. Sustainalytics views the intended improvements, along with the commitment to performance monitoring, to be aligned with market practice.
 - For expenditures related to Research and Development, LEG aims to explore measures that advance building renovation technology. Specifically, LEG will invest in research or pilot projects on building renovation which lead to approaches which achieve improved energy efficiency or more efficient ways to deploy such measures. Sustainalytics recognizes the importance of research and development to green building and building renovation, and considers this criterion to be aligned with market practice.
 - Within the Renewable Energy category, LEG may invest in renewable energy facilities such as solar photovoltaic panels, offsite solar and wind energy production facilities and bio-mass power production facilities.
 - For biomass power, LEG's facility is powered by wood waste. Sustainalytics notes that LEG provides reporting as to the emissions and feedstock of the facility and, should allocations be directed to this category, encourages LEG to align with good market practice by providing information on emissions intensities.⁶
 - Clean Transportation expenditures may relate to infrastructure for electric vehicles and support infrastructure for zero-emissions personal mobility devices, as well as electric vehicles for LEG's own fleet. Sustainalytics considers investments in electric transportation and zero-emission personal devices to be aligned with market practice.
 - Project Evaluation and Selection:
 - LEG's project evaluation and selection process will be overseen by a Sustainable Financing Committee (the "Committee") consisting of representatives from portfolio management, investor relations and strategy, the sustainable management team, corporate finance and treasury, controlling and risk management teams and LEG's subsidiary EnergieServicePlus (the energy supplier of the LEG group). The Committee is responsible for the approval of pre-selected eligible assets under the Sustainable Asset Categories in the company's Sustainable Asset Pool.
 - Based on the establishment of a dedicated committee and the oversight by senior management, Sustainalytics considers this process to be in line with market practice.

⁶ LEG, "Emission Data", <https://www.leg-wohnen.de/en/corporation/leg-group/associated-companies/biomasse-heizkraftwerk-siegerland-gmbh-co-kg/downloads>

- Management of Proceeds:
 - LEG will manage the net proceeds in its Sustainable Asset Pool on a portfolio basis. Under the management of Sustainable Financing Committee, a Register is established for mapping of net proceeds. Semi-annual review is conducted by the Committee to monitor the Sustainable Asset Pool and to exclude any sold assets if required. LEG intends to allocate the proceeds within 24 months after the issuance. Sustainalytics recognizes that a lookback is being applied to individual renovation measures. LEG defines a 36 months look-back period for its capital expenditures, excluding the existing buildings and renewable energy assets that are eligible according to the Framework. Any temporary unallocated net proceed will be managed in line with company's investment strategy.
 - Based on the above management processes and allocation timeframes, Sustainalytics considers this process to be in line with market practice.
- Reporting:
 - LEG intends to report the allocation of proceeds within a Sustainable Financing Report, which will be available on the investor relations website, on an annual basis until the full allocation of all proceeds.
 - The allocation report will include the total outstanding amount of Sustainable Financing Instruments, share of proceeds for financing and re-financing purpose, proceeds allocated per asset category, the balance of unallocated proceeds.
 - In addition, LEG is committed to disclose relevant impact metrics in an impact reporting. Relevant impact metrics may include: number of affordable and social housing financed and/or refinanced, number of beneficiaries and tenants supported, green building certification level, energy performance of green buildings, Greenhouse Gas (GHG) emissions avoided, installed renewable energy capacity, amount of clean energy produced, number of installed charging infrastructures for electric vehicles and personal mobility devices, and number of electric vehicles purchased.
 - Based on the above committed disclosure on allocation and impact matrices, Sustainalytics considers this process to be in line with market practice.

Alignment with Sustainability Bond Guidelines 2018

Sustainalytics has determined that the LEG Sustainable Financing Framework aligns with the four core components of the GBP, SBP, SBG, GLP, and SLP. For detailed information please refer to Appendix 2: Sustainability Bond/ Sustainability Bond Programme External Review Form.

Section 2: Sustainability Performance of LEG

Contribution of Framework to LEG Immobilien SE's sustainability strategy

Sustainalytics is of the opinion that LEG integrates sustainability into its operations through its goal of being a committed leader in the affordable housing sector and driving the residential real estate sector in Germany towards climate neutrality. LEG aims to create communities that use natural resources sustainably and result in sustainable and livable neighborhoods.

To provide affordable housing of good quality, LEG has dedicated 25% of their portfolio to units that are rent restricted. To ensure affordability of these units, LEG has set their rent at EUR 5.96⁷ per square meter per month in the North-Rhine Westphalia region where as of 2020, 40% of the households had income less than EUR 2,000⁸ per month.⁹ In 2020, to buffer the effects of the coronavirus pandemic, the company offered rent deferrals and instalment payment programs that went beyond the legal requirements. LEG also has a "coronavirus heroes' program" under which it has offered 20% rent reductions to 300 key workers who came as new tenants (e.g. nursing staff, retail workers). Due to the scarcity of affordable living spaces, LEG intends to provide more than 500 new units every year from 2023 onwards.¹⁰ It is LEG's intention that rent-restricted housing units will be provided as part of the new constructions.

⁷ USD 7.22 based on the exchange rate on Jun 3rd 2021.

⁸ USD 2425.3 based on the exchange rate on June 3rd, 2021.

⁹ LEG Immobilien SE "Sustainability Report" (2020) at: https://www.leg-wohnen.de/fileadmin/dateien/02_Unternehmen/Nachhaltigkeit/Nachhaltigkeitsberichte/LEG_NHB_2020_e_safe.pdf

¹⁰ LEG Immobilien SE "Sustainability Report" (2020) at: https://www.leg-wohnen.de/fileadmin/dateien/02_Unternehmen/Nachhaltigkeit/Nachhaltigkeitsberichte/LEG_NHB_2020_e_safe.pdf

LEG's focuses on energy efficiency and emission reduction in its residential portfolio, by setting targets to reduce CO₂ by 10% in four years, from an annual emission of 36.7kg CO_{2e}/m² in 2020 to 33 kg CO_{2e}/m² in 2024.¹¹ 64.6% of its homes are currently heated by natural gas, LEG is in the process of replacing the energy source they use by a more sustainable option, and by 2030 it plans to use renewable energy for 100% of their homes. Until 2024 LEG aims to carry out retrofit of 3% of its units annually, focusing on energy efficiency improvements such as installation of better performing building shells, insulating roofs, and replacing windows and doors. This will lead to energy savings of at least 30%. At the end of the reporting period on December 31, 2020, 6,200 residential units were upgraded and were saving 40% to 46% of the energy used.¹² This is in line with its goal of providing sustainable and affordable homes.

To create livable neighborhoods, LEG actively engages in social and inclusive work. It works towards promotion of civic participation, cooperation, and co-determination to achieve broad consensus within society. Despite the pandemic in 2020, LEG organized 50 Covid-Compliant events, such as summer holiday program for children in the reporting period ending December 31, 2020.¹³ It also has special programs for senior citizens, and language development. These initiatives promote social cohesion and encourage people to be good neighbors.

Sustainalytics is of the opinion that the LEG Sustainable Financing Framework is aligned with the company's overall sustainability strategy and initiatives and will further the Company's action on its key environmental priorities.

Well-positioned to address common environmental and social risks associated with the projects

While Sustainalytics recognizes that the use of proceeds from the Framework will be directed towards eligible projects that are expected to have positive environmental and social impact, Sustainalytics is aware that such eligible projects could also lead to negative environmental and social outcomes. Some key environmental and social risks associated with the eligible projects, could include occupational health and safety, land use and biodiversity issues associated with land development, emissions, effluents, and waste generated in construction, as well as the possibility of deteriorating community relations as a result of inadequate public consultation. Sustainalytics is of the opinion that LEG is able to manage and/or mitigate potential risks through implementation of the following:

- As required by section 11 of the German Occupational Safety Act (ASiG), LEG has established an occupational safety committee which acts as the official committee for the entire company. Health and safety are a natural part of the daily activities and is systematically integrated into LEG's organization to actively counter workplace accidents. A safety engineer in the Property Management's division's "Operator Responsibility / Road Safety" department is responsible for organizational occupational safety throughout LEG as the Company's occupational safety coordinator. In this function, the person reports directly to the LEG Management Board. Annual safety trainings are carried out for all employees, and operating instructions are drawn up and published on the intranet when needed. Occupational safety specialists and a Company doctor are provided by an external provider, B.A.D Health Care and Safety Technology firm. They carry out regular supervision in addition to performing annual safety inspections at LEG's main locations and branches, and also advise on specific occupational safety situations. It also engages in preparing risk assessments on the occupational groups and attend the meetings of the occupational safety committee.
- In order to manage construction waste, contaminant reports are obtained to ensure that pollutants are identified and are disposed of properly. Potentially contaminating substances are analyzed at laboratories following which their disposal is coordinated with the contractors and the authorities involved. The contractors take complete charge of waste management and maintain records. Health and safety coordinators commissioned by LEG review the monitoring and execution procedure for work on site. LEG is also committed to the targets of the Paris Agreement and the German Climate Protection Act which envisages climate neutrality by 2045.
- Sustainalytics recognizes that, as it relates to land use, most environmental risks are associated with greenfield developments and that LEG's projects are in built-up urban areas. Local land use planning occurs within a highly structured institutional and legal framework, this includes both regional land

¹¹ LEG Immobilien SE, Sustainability Report (2020), at: https://www.leg-wohnen.de/fileadmin/dateien/02_Unternehmen/Nachhaltigkeit/Nachhaltigkeitsberichte/LEG_NHB_2020_e_safe.pdf

¹² *Ibid*

¹³ *Ibid*

use plans and state development plans. Spatial planning is regulated at federal level by the Federal Regional Planning Act and by the Federal Building Code for local development planning.¹⁴

- LEG engages in active neighborhood management to maintain stable neighborhoods and promote local communities. It also engages in direct dialogue with municipalities and local stakeholders to improve local and living conditions. Any aggrieved party, or anyone that has a suggestion can contact the company in person, at customer events, over the phone, in writing or digitally. LEG also engages in direct dialogues with as many different tenants as possible during their annual “customer talks” event.

Based on these policies, standards and assessments, Sustainalytics is of the opinion that LEG has implemented adequate measures and is well-positioned to manage and mitigate environmental and social risks commonly associated with the eligible categories.

Section 3: Impact of Use of Proceeds

All five use of proceeds categories are aligned with those recognized by GBP 2018 and SBP 2020. Sustainalytics has focused on two below where the impact is specifically relevant in the local context.

Contribution of affordable and social housing towards Germany’s accommodation needs

According to Eurostat, housing is unaffordable when housing costs account for more than 40% of disposable household income.¹⁵ In many EU countries, the lack of affordable housing is now considered the most important national issue. This is partly due to factors such as a mismatch between demand and supply of social housing stock, increased housing prices and rents relative to incomes, and the privatization of social housing units over recent years.^{16,17} In 2019, about 9.4% of the EU population lived in a household where total housing costs represent more than 40% of disposable income.¹⁸ Recognizing access to affordable housing as a fundamental human right, the European Parliament calls for stronger action to end homelessness in the EU by 2030 and ensure legal provisions to keep housing affordable.¹⁹

In Germany, the decline in the social housing stock and increased migration have contributed to a lack of affordable housing units over the years. With social housing representing only 2.7% of the total housing stock, Germany has one of the lowest social housing shares in the EU.²⁰ Further, the social housing stock declined significantly from around 2.5 million units to 1 million units between 2000 and 2018.²¹ According to the EU-SILC survey, one in seven German households lives in unaffordable dwelling, and is unable to afford alternative housing in their community.¹⁸ A mismatch between demand and supply contributes to rising house prices and rents, creating challenges for housing affordability and inclusive growth. In order to meet underlying demand and ensure a supply of affordable housing, the German Government set the target of creating 350,000 new housing units a year, of which around 80,000 new units should be social housing.²² The German Government will also provide federal funding of around EUR 2 billion under the social housing promotion programs in 2020 and 2021.²²

Considering the above, and highlighting LEG’s investments under the Framework, Sustainalytics is of the opinion that the affordable and social housing use of proceeds category will create positive social impact by increasing the availability and accessibility of affordable housing in Germany, including for low-income residents and people with disabilities.

Importance of Green and Energy-Efficient Buildings in Germany

¹⁴ German Environment Agency “Spatial Planning Law”, (2018), at: [https://www.umweltbundesamt.de/en/spatial-planning-law#:~:text=Spacial%20planning%20is%20regulated%20at,BauGB\)%20for%20local%20development%20planning.&text=Current%20priority%20topics%20are%20spatial,cascades%20for%20large%2Dscale%20projects](https://www.umweltbundesamt.de/en/spatial-planning-law#:~:text=Spacial%20planning%20is%20regulated%20at,BauGB)%20for%20local%20development%20planning.&text=Current%20priority%20topics%20are%20spatial,cascades%20for%20large%2Dscale%20projects).

¹⁵ European Parliament report, “Policies to Ensure Access to Affordable Housing”, at: [https://www.europarl.europa.eu/RegData/etudes/STUD/2020/652729/IPOL_STU\(2020\)652729_EN.pdf](https://www.europarl.europa.eu/RegData/etudes/STUD/2020/652729/IPOL_STU(2020)652729_EN.pdf)

¹⁶ European Parliament, “Parliament calls for action to solve housing crisis”, at: <https://www.europarl.europa.eu/news/en/headlines/society/20210114STO95643/parliament-calls-for-action-to-solve-housing-crisis>

¹⁷ Euro Cities, “Housing affordability: A European crisis”, at: <https://eurocities.eu/latest/housing-affordability-a-european-crisis/>

¹⁸ Eurostat, “Housing cost overburden rate by age, sex and poverty status - EU-SILC survey”, at: <https://appsso.eurostat.ec.europa.eu/nui/submitViewTableAction.do>

¹⁹ European Parliament, “EU should set goal to end homelessness by 2030”, at: <https://www.europarl.europa.eu/news/en/press-room/20201120IPR92124/eu-should-set-goal-to-end-homelessness-by-2030>

²⁰ Housing Europe report, “The State of Housing in Europe 2021”, at: https://www.stateofhousing.eu/The_State_of_Housing_in_the_EU_2021.pdf

²¹ OECD Better Policies Series, “Germany Policy Brief- Promoting access to affordable and social housing”, at: <https://www.oecd.org/policy-briefs/Germany-plicy-brief-housing.pdf>

²² The Federal Government, “Angela Merkel at the annual meeting of the German Tenants’ Association- More housing and affordable rents”, at: <https://www.bundesregierung.de/breg-en/news/merkel-mietertag-1638296>

The building sector is the single largest energy consumer in the EU and is responsible for more than one-third of CO₂ emissions.²³ Buildings account for 40% of the EU's total energy consumption, of which two-thirds in the residential sector.^{24,25} Currently, around 75% of the current building stock is considered energy inefficient, with only 1% of buildings undergo energy efficient renovation every year.²⁶ Acceleration of current renovation activities is important as renovations in residential buildings can reduce about 9% of annual energy consumption.²⁷ While most emissions for the building sector comes from energy consumption, improving the energy efficiency of the EU's building stock will play a key role in achieving the EU's goal of carbon neutrality by 2050. In Germany, the path to climate neutrality is laid out in the Climate Change Act which is currently in the progress to be amended to achieve the climate neutrality as early as 2045.

Being the most populated country in the EU, Germany plays an important role in the EU meeting its goal of carbon neutrality by 2050.²⁸ In Germany, buildings are responsible for 16% of total Greenhouse Gas (GHG) emissions and 35% of total final energy consumption.^{29,30} With the current renovation rate of 1.5% of building per year, a timely transition of the Germany's building sector towards climate-neutral levels by 2050 cannot be ensured.³¹ To accelerate the renovation rates, since 2006, the German Government has been providing federal funds under CO₂ Building Renovation Program, supporting energy efficient refurbishments of existing buildings as well as the construction of highly-efficient new buildings.³² More than 5.4 million housing units have been refurbished so far under this program.³² Recognizing the importance of the sector in meeting a long-term goal reaching climate-neutral by 2050, the government has set a target to achieve a virtually climate-neutral building stock by 2050 by cutting 80% of primary energy demand from buildings by 2050.³³ As part of this goal, the government has also set an interim target of 67% emissions reduction by 2030 compared to 1990 levels.³⁴ However, the existing measures and instruments can only deliver 54% of energy savings against the target of 80% by 2050.³⁴ Therefore, increasing energy efficiency through higher rates of renovation, use of more renewable energy in heating systems, and construction of new energy efficient buildings will be essential for achieving Germany's climate-related goals. These will require significant investments in energy efficiency, renewable energy, and green buildings.

Sustainalytics is of the opinion that LEG's investments under the Framework are impactful, have the potential to reduce the environmental footprint of Germany's building sector and will contribute to achieving the short and long-term climate targets set by Germany and the EU as a whole.

Alignment with/contribution to SDGs

The Sustainable Development Goals (SDGs) were set in September 2015 by the United Nations General Assembly and form an agenda for achieving sustainable development by the year 2030. The bond(s) issued under the LEG Sustainable Financing Framework advances the following SDGs and targets:

Use of Proceeds Category	SDG	SDG target
Affordable and Social Housing	1. No Poverty	1.3 Implement nationally appropriate social protection systems and measures for all, including floors, and by 2030 achieve

²³ European Commission, "BSO – Tracking energy in our buildings", at: https://ec.europa.eu/info/news/bso-tracking-energy-our-buildings-2020-apr-15_en

²⁴ European Commission, "Energy efficiency in buildings", at: https://ec.europa.eu/info/news/focus-energy-efficiency-buildings-2020-feb-17_en

²⁵ Deloitte report, "Energy Efficiency in Europe-The levers to deliver the potential", at:

<https://www2.deloitte.com/content/dam/Deloitte/global/Documents/Energy-and-Resources/energy-efficiency-in-europe.pdf>

²⁶ European Commission, "Renovation wave", at: https://ec.europa.eu/energy/topics/energy-efficiency/energy-efficient-buildings/renovation-wave_en

²⁷ European Commission report, "Comprehensive study of building energy renovation activities and the uptake of nearly zero-energy buildings in the EU", at: https://ec.europa.eu/energy/sites/ener/files/documents/1.final_report.pdf

²⁸ European Union, "Living in the EU", at: https://europa.eu/european-union/about-eu/figures/living_en

²⁹ Federal Environment Agency, "Greenhouse gas emissions to fall by 8.7 percent in 2020", at:

<https://www.umweltbundesamt.de/presse/pressemitteilungen/treibhausgasemissionen-sinken-2020-um-87-prozent>

³⁰ Federal Ministry for Economic Affairs and Energy, "Energy Transition in the Building Sector", at: <https://www.bmwi.de/Redaktion/EN/Dossier/enhancing-energy-efficiency-in-buildings.html>

³¹ European Commission, "Building Stock Observatory", at: https://ec.europa.eu/energy/news/building-stock-observatory-new-database-european-building-stock-and-its-energy-performance_en?redir=1

³² Economidou, M. et al. (2019), "Accelerating energy renovation investments in buildings – Financial & fiscal instruments across the EU", Publications Office of the European Union, at:

https://publications.jrc.ec.europa.eu/repository/bitstream/JRC117816/accelerating_energy_renovation_investments_in_buildings.pdf

³³ Federal Ministry for the Environment, Nature Conservation and Nuclear Safety, "Climate Action Plan 2050", at:

<https://www.bmu.de/en/topics/climateenergy/climate/national-climate-policy/greenhouse-gas-neutral-germany-2050/>

³⁴ Federal Ministry for Economic Affairs and Energy report, "Energy Efficiency Strategy for Buildings", at:

https://www.bmwi.de/Redaktion/EN/Publikationen/energy-efficiency-strategy-buildings.pdf?__blob=publicationFile&v=7

	<p>9. Industry, Innovation and Infrastructure</p> <p>11. Sustainable Cities and Communities</p>	<p>substantial coverage of the poor and the vulnerable</p> <p>9.1 Develop quality, reliable, sustainable and resilient infrastructure, including regional and trans-border infrastructure, to support economic development and human well-being, with a focus on affordable and equitable access for all.</p> <p>11.1 By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.</p>
Community Engagement	10. Reduced Inequalities	10.2 By 2030, empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion or economic or other status.
Green Buildings and Energy Efficiency	11. Sustainable Cities and Communities	11.3 By 2030, enhance inclusive and sustainable urbanisation and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.
Renewable Energy	7. Affordable and Clean Energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix.
Clean Transportation	11. Sustainable Cities and Communities	11.2 By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons.

Conclusion

LEG Immobilien SE has established a Sustainable Financing Framework, under which it may issue green, social and/or sustainability bonds, loans and other debt-like financial instruments, and use the proceeds primarily to finance or refinance, in whole or in part, existing and/or future assets that are expected to provide affordable and social housing to low income groups, to provide support and achieve positive impact to local communities, reducing the carbon footprint of LEG's building stock, promote the use of renewable energy and zero carbon emissions transportation. Sustainalytics considers that the assets financed will provide positive environmental and social impacts in Germany.






The LEG Framework outlines a process by which proceeds will be tracked, allocated, and managed, and commitments have been made for reporting on the allocation and impact of the use of proceeds. Furthermore, Sustainalytics believes that the Framework is aligned with the overall sustainability strategy of LEG and that the use of proceeds categories will contribute to the advancement of the U.N. Sustainable Development Goals, in particular Goal 1, 7, 9, 10 and 11. Additionally, Sustainalytics is of the opinion that LEG has adequate measures to identify, manage and mitigate environmental and social risks commonly associated with the eligible assets funded by the use of proceeds.

Based on the above, Sustainalytics is confident that LEG Immobilien SE is well-positioned to issue Sustainable Financing Instruments and that LEG Sustainable Financing Framework is robust, transparent, and in alignment with the four core components of the Green Bond Principles (2018) and Green Loan Principles (2020) and Sustainability Bond Guidelines 2018, Green Loan Principles 2021 (GLP), and Social Loan Principles 2021 (SLP).

Appendices

Appendix 1: Certification schemes for Green Buildings

	EPC	BREEAM	LEED	DGNB	KfW 55
Background	In the Germany, Energy Performance Certificates (EPCs) are required for residential, commercial, and public buildings at the time of construction, sale, or lease under a regulatory scheme of Energy Conservation Ordinance that has been in place since 2014.	BREEAM (Building Research Establishment Environmental Assessment Method) was first published by the Building Research Establishment (BRE) in 1990. Based in the UK. Used for new, refurbished and extension of existing buildings.	Leadership in Energy and Environmental Design (LEED) is a US Certification System for residential and commercial buildings used worldwide. LEED was developed by the non-profit U.S. Green Building Council (USGBC).	The German Green Building Certification or DGNB was developed in 2007 by the non-profit German Sustainable Building Council in partnership with the German Federal Ministry of Transport, Building, and Urban Affairs in order to actively encourage sustainable building.	KfW Bankengruppe awards grants for the construction and renovation of buildings that meet certain energy efficiency standards. One of these standards is the KfW 55 standard.
Certification levels	<ul style="list-style-type: none"> • H • G • F • E • D • C • B • A • A+ 	<ul style="list-style-type: none"> • Pass • Good • Very Good • Excellent • Outstanding 	<ul style="list-style-type: none"> • Certified • Silver • Gold • Platinum 	<ul style="list-style-type: none"> • Bronze • Silver • Gold • Platinum 	<ul style="list-style-type: none"> • N/A
Areas of Assessment	<p>Domestic buildings:</p> <ul style="list-style-type: none"> • Energy Efficiency • Environmental (CO₂) Impact <p>Non-domestic buildings:</p> <ul style="list-style-type: none"> • Energy Performance 	<ul style="list-style-type: none"> • Energy • Land Use and Ecology • Pollution • Transport • Materials • Water • Waste • Health and Wellbeing • Innovation 	<ul style="list-style-type: none"> • Energy and atmosphere • Sustainable Sites • Location and Transportation • Materials and resources • Water efficiency • Indoor environmental quality • Innovation in Design • Regional Priority 	<ul style="list-style-type: none"> • Environment • Economic • Sociocultural and functional aspects • Technology • Processes • Site 	<ul style="list-style-type: none"> • Primary energy demand • Transmission heat loss
Requirements	EPC scores are calculated based on a model which estimates energy consumption from the physical features of the building. The scores are not based on measured energy usage, but instead projected based on building components. For residential buildings, the EE rating indicates the fuel running cost, while the EI ratings indicates carbon emissions.	Prerequisites depending on the levels of certification and credits with associated points This number of points is then weighted by item ¹⁸ and gives a BREEAM level of certification, which is based on the overall score obtained (expressed as a percentage). Majority of BREEAM issues are flexible, meaning that the client can choose which to comply with to build their BREEAM performance score.	Prerequisites independent of level of certification, and credits with associated points. These points are then added together to obtain the LEED level of certification There are several different rating systems within LEED. Each rating system is designed to apply to a specific sector (e.g. New Construction, Major Renovation, Core and Shell Development,	Percentage-based performance index The total performance index (expressed as a percentage) is calculated by adding the six key areas of assessment. The environmental, economic, socio-cultural and functional aspects and technical quality each account for 22.5% of the total, process accounts for 10% and the site quality is given a separate grade.	The Standard has three values (KfW 40, 40 plus and 55), which define the different KfW efficiency house standards. A KfW 55 house requires 55% of the primary energy compared to the reference building, and a KfW 40 and 40 plus requires 40% of the primary energy compared to the reference building. The reference building is a house KfW 100. This house complies

		BREAM has two stages/audit reports: a 'BREEAM Design Stage' and a 'Post Construction Stage', with different assessment criteria.	Schools-/Retail-/Healthcare New Construction and Major Renovations, Existing Buildings: Operation and Maintenance).		with the requirements of the Energy Saving Ordinance (EnEV).
Performance display					

Appendix 2: Green, Social and/or Sustainability Bond / Sustainability Financing Programme - External Review Form

Section 1. Basic Information

Issuer name:	LEG Immobilien SE
Green, Social and/or Sustainability Bond ISIN or Issuer Sustainability Financing Framework Name, if applicable:	LEG Sustainable Financing Framework
Review provider's name:	Sustainalytics
Completion date of this form:	June 10, 2021
Publication date of review publication:	

Section 2. Review overview

SCOPE OF REVIEW

The following may be used or adapted, where appropriate, to summarise the scope of the review.

The review assessed the following elements and confirmed their alignment with the GBP and SBP:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use of Proceeds | <input checked="" type="checkbox"/> Process for Project Evaluation and Selection |
| <input checked="" type="checkbox"/> Management of Proceeds | <input checked="" type="checkbox"/> Reporting |

ROLE(S) OF REVIEW PROVIDER

- | | |
|---|--|
| <input checked="" type="checkbox"/> Consultancy (incl. 2 nd opinion) | <input type="checkbox"/> Certification |
| <input type="checkbox"/> Verification | <input type="checkbox"/> Rating |
| <input type="checkbox"/> Other (<i>please specify</i>): | |

Note: In case of multiple reviews / different providers, please provide separate forms for each review.

EXECUTIVE SUMMARY OF REVIEW and/or LINK TO FULL REVIEW (*if applicable*)

Please refer to Evaluation Summary above.

Section 3. Detailed review

Reviewers are encouraged to provide the information below to the extent possible and use the comment section to explain the scope of their review.

1. USE OF PROCEEDS

Overall comment on section (if applicable):

The eligible categories for the use of proceeds Affordable and Social Housing, Community Engagement, Green Buildings and Energy Efficiency, Renewable Energy, Clean Transportation are aligned with those recognized by the Green Bond Principles, Social Bond Principles, Green Loan Principles, and Social Loan Principles. Sustainalytics considers that investments in the eligible categories will lead to positive environmental or social impacts and advance the UN Sustainable Development Goals, specifically SDG 1, 7, 9, and 10 and 11.

Use of proceeds categories as per GBP:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Renewable energy | <input checked="" type="checkbox"/> Energy efficiency |
| <input type="checkbox"/> Pollution prevention and control | <input type="checkbox"/> Environmentally sustainable management of living natural resources and land use |
| <input type="checkbox"/> Terrestrial and aquatic biodiversity conservation | <input checked="" type="checkbox"/> Clean transportation |
| <input type="checkbox"/> Sustainable water and wastewater management | <input type="checkbox"/> Climate change adaptation |
| <input type="checkbox"/> Eco-efficient and/or circular economy adapted products, production technologies and processes | <input checked="" type="checkbox"/> Green buildings |
| <input type="checkbox"/> Unknown at issuance but currently expected to conform with GBP categories, or other eligible areas not yet stated in GBPs | <input type="checkbox"/> Other (please specify): |

If applicable please specify the environmental taxonomy, if other than GBPs:

Use of proceeds categories as per SBP:

- | | |
|---|---|
| <input type="checkbox"/> Affordable basic infrastructure | <input type="checkbox"/> Access to essential services |
| <input checked="" type="checkbox"/> Affordable housing | <input type="checkbox"/> Employment generation (through SME financing and microfinance) |
| <input type="checkbox"/> Food security | <input type="checkbox"/> Socioeconomic advancement and empowerment |
| <input type="checkbox"/> Unknown at issuance but currently expected to conform with SBP categories, or other eligible areas not yet stated in SBP | <input checked="" type="checkbox"/> Other (please specify):
Community Engagement |

If applicable please specify the social taxonomy, if other than SBP:

2. PROCESS FOR PROJECT EVALUATION AND SELECTION

Overall comment on section (if applicable):

LEG Immobilien SE's internal process in evaluating and selecting assets is overseen by its Sustainable Financing Committee consisting of representatives from the sustainable management team, controlling and

risk management teams, and other senior management. The Committee is responsible for the approval of pre-selected eligible assets under Sustainable Asset Categories in the company's Sustainable Asset Pool. Sustainalytics considers the asset selection process in line with market practice.

Evaluation and selection

- | | |
|---|---|
| <input checked="" type="checkbox"/> Credentials on the issuer's social and green objectives | <input checked="" type="checkbox"/> Documented process to determine that projects fit within defined categories |
| <input checked="" type="checkbox"/> Defined and transparent criteria for projects eligible for Sustainability Bond proceeds | <input checked="" type="checkbox"/> Documented process to identify and manage potential ESG risks associated with the project |
| <input type="checkbox"/> Summary criteria for project evaluation and selection publicly available | <input type="checkbox"/> Other (please specify): |

Information on Responsibilities and Accountability

- | | |
|---|---|
| <input type="checkbox"/> Evaluation / Selection criteria subject to external advice or verification | <input checked="" type="checkbox"/> In-house assessment |
| <input type="checkbox"/> Other (please specify): | |

3. MANAGEMENT OF PROCEEDS

Overall comment on section (*if applicable*):

The Sustainable Financing Committee is in charge of LEG Immobilien SE's processes for management of proceeds. Semi-annual review is conducted by the Committee to monitor the Sustainable Asset Pool. LEG intends to allocate the proceeds within 24 months after the issuance and will a 36 month lookback period for non-capital investment. Any temporary unallocated net proceeds will be managed in line with company's investment strategy. This is in line with market practice.

Tracking of proceeds:

- | |
|--|
| <input checked="" type="checkbox"/> Green, Social and/or Sustainability Bond proceeds segregated or tracked by the issuer in an appropriate manner |
| <input type="checkbox"/> Disclosure of intended types of temporary investment instruments for unallocated proceeds |
| <input type="checkbox"/> Other (please specify): |

Additional disclosure:

- | | |
|---|---|
| <input type="checkbox"/> Allocations to future investments only | <input checked="" type="checkbox"/> Allocations to both existing and future investments |
| <input type="checkbox"/> Allocation to individual disbursements | <input checked="" type="checkbox"/> Allocation to a portfolio of disbursements |

- Disclosure of portfolio balance of unallocated proceeds
 Other (please specify):

4. REPORTING

Overall comment on section (if applicable):

LEG Immobilien SE intends to report on allocation of proceeds on its investor relations website on an annual basis until full allocation. The allocation report will include the total outstanding amount of Sustainable Financing Instruments, share of proceeds for financing and re-financing purpose, proceeds allocated per asset category, the balance of unallocated proceeds. In addition, LEG is committed to reporting on relevant impact metrics. Sustainalytics views LEG Immobilien SE's allocation and impact reporting as aligned with market practice.

Use of proceeds reporting:

- Project-by-project
 On a project portfolio basis
- Linkage to individual bond(s)
 Other (please specify):

Information reported:

- Allocated amounts
 Green, Social and/or Sustainability Bond financed share of total investment
- Other (please specify):
 Share of proceeds for financing and re-financing purpose

Frequency:

- Annual
 Semi-annual
- Other (please specify):

Impact reporting:

- Project-by-project
 On a project portfolio basis
- Linkage to individual bond(s)
 Other (please specify):

Information reported (expected or ex-post):

- GHG Emissions / Savings
 Energy Savings
- Decrease in water use
 Number of beneficiaries
- Target populations
 Other ESG indicators (please specify):
 number of affordable and social housing financed and/or refinanced, green building certification level, energy performance of green buildings, installed renewable

energy capacity, amount of clean energy produced, number of installed charging infrastructures for electric vehicles and personal mobility devices

Frequency:

- Annual Semi-annual
 Other (please specify):

Means of Disclosure

- Information published in financial report Information published in sustainability report
 Information published in ad hoc documents Other (please specify):
The allocation and impact report will be available on the investor relations website
 Reporting reviewed (if yes, please specify which parts of the reporting are subject to external review):

Where appropriate, please specify name and date of publication in the useful links section.

USEFUL LINKS (e.g. to review provider methodology or credentials, to issuer's documentation, etc.)

<https://ir.leg-se.com/en/investor-relations/creditor-relations>

SPECIFY OTHER EXTERNAL REVIEWS AVAILABLE, IF APPROPRIATE

Type(s) of Review provided:

- Consultancy (incl. 2nd opinion) Certification
 Verification / Audit Rating
 Other (please specify):

Review provider(s):

Date of publication:

ABOUT ROLE(S) OF REVIEW PROVIDERS AS DEFINED BY THE GBP AND THE SBP

- i. Second-Party Opinion: An institution with sustainability expertise that is independent from the issuer may provide a Second-Party Opinion. The institution should be independent from the issuer's adviser for its Sustainability Bond framework, or appropriate procedures such as information barriers will have been implemented within the institution to ensure the independence of the Second-Party Opinion. It normally entails an assessment of the alignment with the Principles. In particular, it can include an assessment of the issuer's overarching objectives, strategy, policy, and/or processes relating to sustainability and an evaluation of the environmental and social features of the type of Projects intended for the Use of Proceeds.

-
- ii. **Verification:** An issuer can obtain independent verification against a designated set of criteria, typically pertaining to business processes and/or sustainability criteria. Verification may focus on alignment with internal or external standards or claims made by the issuer. Also, evaluation of the environmentally or socially sustainable features of underlying assets may be termed verification and may reference external criteria. Assurance or attestation regarding an issuer's internal tracking method for use of proceeds, allocation of funds from Sustainability Bond proceeds, statement of environmental or social impact or alignment of reporting with the Principles may also be termed verification.
 - iii. **Certification:** An issuer can have its Sustainability Bond or associated Sustainability Bond framework or Use of Proceeds certified against a recognised external sustainability standard or label. A standard or label defines specific criteria, and alignment with such criteria is normally tested by qualified, accredited third parties, which may verify consistency with the certification criteria.
 - iv. **Green, Social and Sustainability Bond Scoring/Rating:** An issuer can have its Sustainability Bond, associated Sustainability Bond framework or a key feature such as Use of Proceeds evaluated or assessed by qualified third parties, such as specialised research providers or rating agencies, according to an established scoring/rating methodology. The output may include a focus on environmental and/or social performance data, process relative to the Principles, or another benchmark, such as a 2-degree climate change scenario. Such scoring/rating is distinct from credit ratings, which may nonetheless reflect material sustainability risks.

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Sustainalytics, a Morningstar Company, is a leading ESG research, ratings and data firm that supports investors around the world with the development and implementation of responsible investment strategies. The firm works with hundreds of the world's leading asset managers and pension funds who incorporate ESG and corporate governance information and assessments into their investment processes. The world's foremost issuers, from multinational corporations to financial institutions to governments, also rely on Sustainalytics for credible second-party opinions on green, social and sustainable bond frameworks. In 2020, Climate Bonds Initiative named Sustainalytics the "Largest Approved Verifier for Certified Climate Bonds" for the third consecutive year. The firm was also recognized by Environmental Finance as the "Largest External Reviewer" in 2020 for the second consecutive year. For more information, visit www.sustainalytics.com.



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The
Green Bond Principles



The
Social Bond Principles