

Governance aspekty ESG

Pohľad z praxe developera

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 **CORWIN**



Kto sme

**Zodpovedný development s dôrazom
na udržateľnosť, kvalitu a zdravý
mestský život**

Bratislava 2010

- 8 dokončených projektov a 3 pripravované

Ľubľana 2017

- 1 dokončený projekt a 4 pripravované

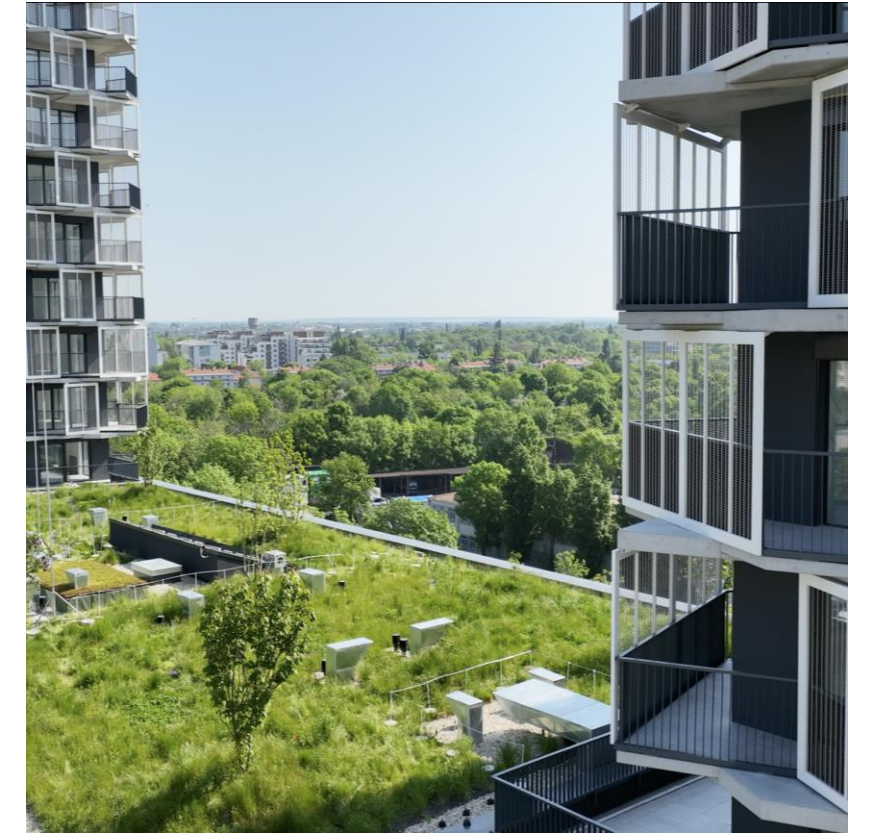
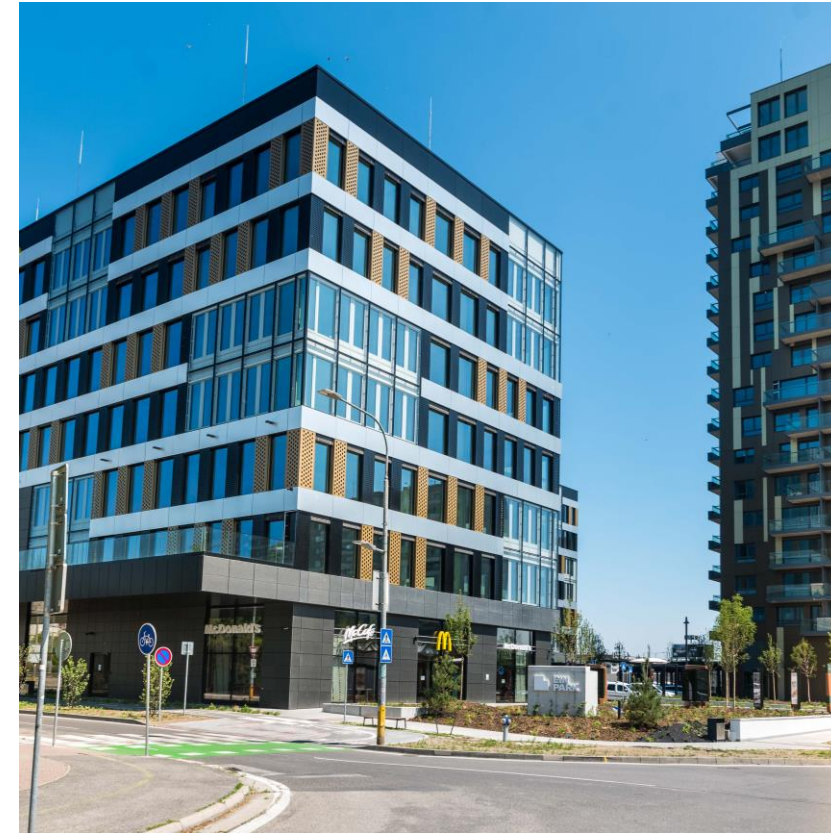
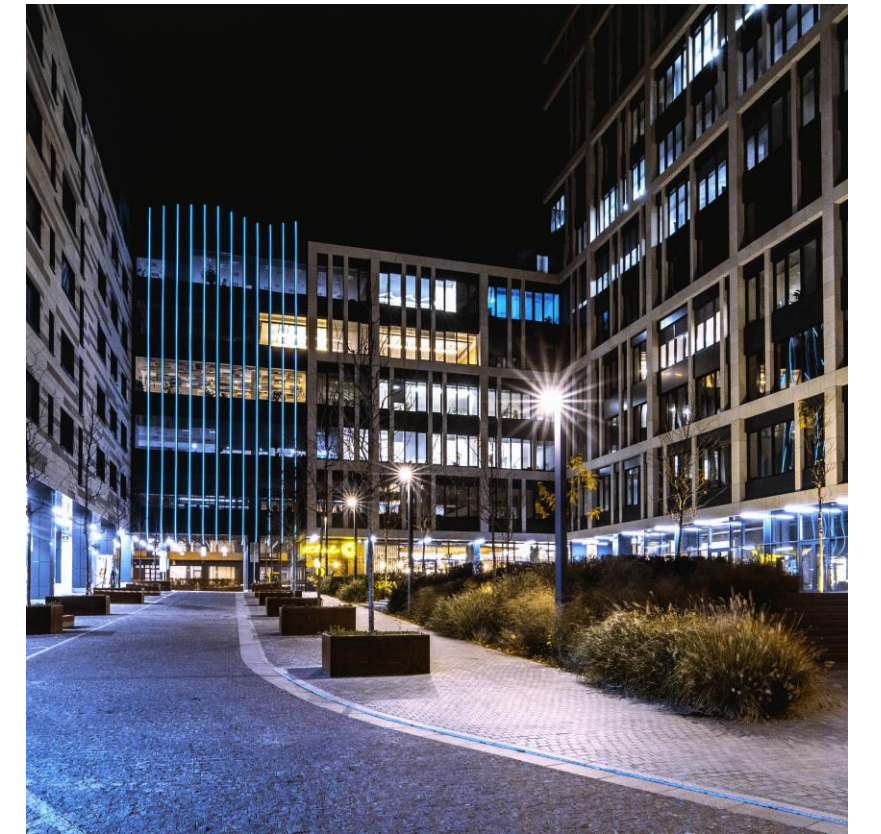
Praha 2022

- 1 pripravovaný projekt

Tri aktívne segmenty:

- Rezidenčný development
- Officeový development
- Správa budov





Udržitelnost V Corwine

- 16 800 m² zelených střech
- 1. uhlíkově neutrálná budova v CEE
- 570 zasazených stromů
- 64% zaměstnanců zapojených do CSR aktivit
- 1. Green Lease
- EU taxonomy audit Einpark
- EU taxonomy audit Vilharia



ESRS **Governance**

- *Zodpovedné podnikanie*
- *Transparentnosť*
- *Risk management*

Corwin Sustainability Report

- 1. ESG report „In Accordance With“
GRI v real estate
- 130 strán
- 125 disclosures / datasetov

- Green Star SL

- Zlatý středník 3. miesto v ČSR

- ESG Awards 1. miesto na SK



1. Autentickost'
2. Čitateľnosť
3. Komplexnosť



- Employer branding
- PR
- Compliance
- Produkt marketing
- Anti-greenwashing

Our Sustainability Journey

2010 – 2021

Our pathway towards sustainability started with the very beginning of our company. Our aim was to minimize our negative impacts while also providing people with a pleasant natural environment. We have identified 5 strategic infrastructures (green, blue, yellow, red and brown) which define our environmental KPIs and help guide our business towards becoming a carbon neutral company and an undisputed leader in positive urban development.



Where are we now



By implementing a comprehensive strategy that integrates innovative technologies, low-carbon materials, and energy-efficient practices across all our operations, we have been able to significantly reduce the negative impacts our business can have on the environment.

Our aim forward is to further minimize carbon footprint by optimizing building design for energy efficiency, utilizing renewable energy sources, and implementing innovative construction techniques that reduce waste and emissions. We plan to update our strategy each year based on the best practices and newest methods with a single goal – becoming the first real estate developer with a fully carbon neutral portfolio.



Support of Biodiversity

At Corwin, we make it a priority to **preserve the environment** and **bring nature back** into the cities where it was lost.

All our projects are located within the boundaries of the city to **avoid urban sprawl**. In particular, we try to focus our **development on brownfield sites** where biodiversity is completely lacking. That way, we can bring these areas back to life and **create new green spaces** where before were none. Each of our projects undergoes an environmental impact assessment while ensuring that native species are not damaged or removed. In addition, we are creating new places and ensuring a better environment for the health of people and of our planet.

Furthermore, we find that educating by example can go a long way. Our urban bees placed in Einpark provide a great way to get people interested and engage in conservation of biodiversity.

>700 000

bees in 10 beehives

190 kg

of urban honey produced

See how we harvest our urban honey



• Our bees at the green roof of Einpark Offices

CASE STUDY

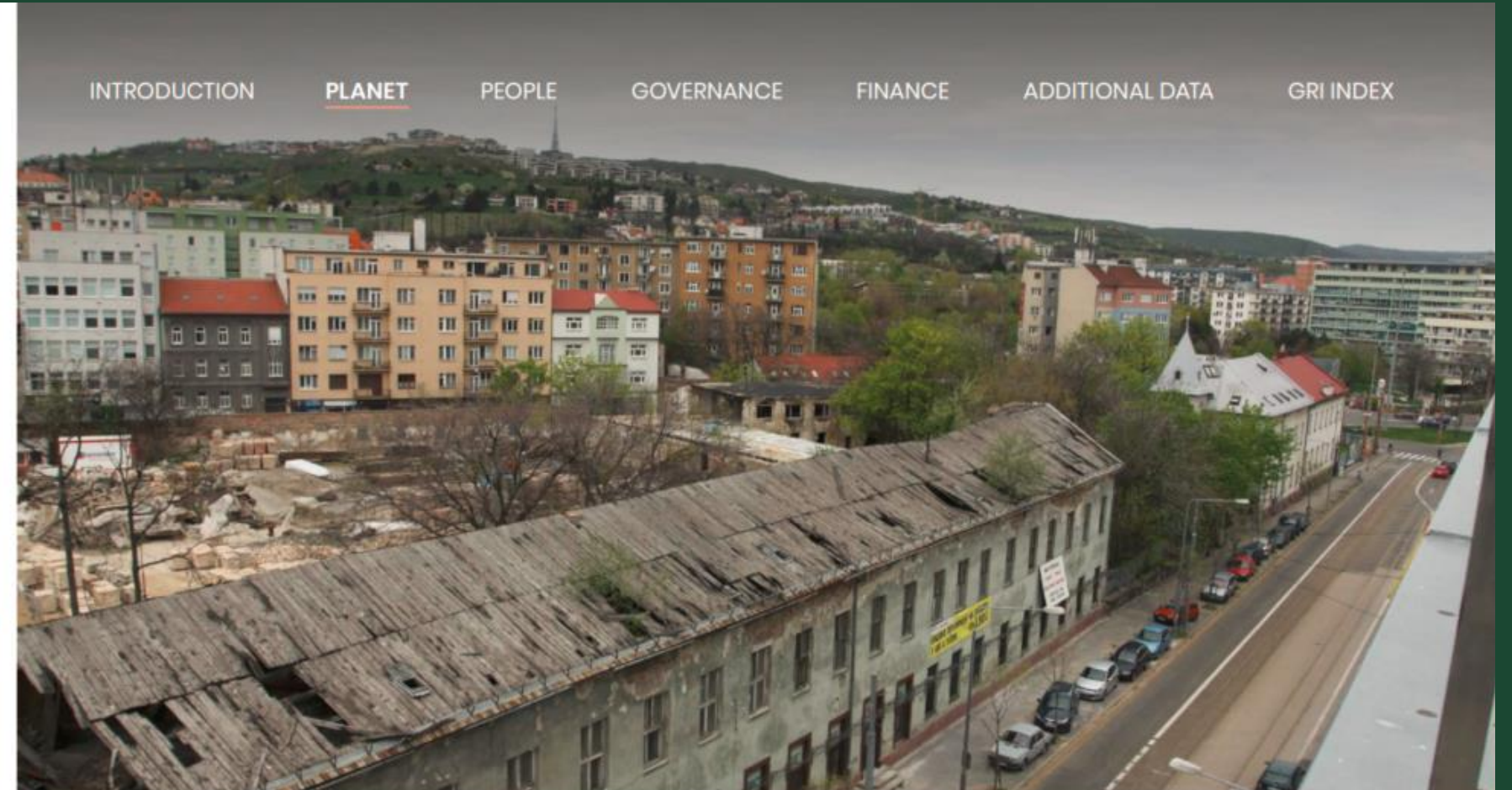
Blumental

Brownfield revitalisation

The revitalization of brownfields represents the best example of sustainable urban development on a large scale. It can have immense positive effects on the local economy, people's well-being, and utilize previously built-up land without taking over any nature. We have already proven the value of such projects in Blumental – our company headquarters.

Only a few years ago it was the run-down land of a former tobacco factory, neglected area that everyone used to avoid. Today, it is a modern vibrant complex full of life, which has elevated the quality of the whole area thanks to the careful incorporation of the needs of the local neighbourhood. Cafes, restaurants, shops and services in the arcade are complemented by a new public space - Matej Korvín Square, which serves as a great meeting place for old and new residents of this neighborhood.

2012



2019



We keep our promises

At Corwin, we pride ourselves in **delivering on our promises and meeting our goals**. We stand behind delivering projects exactly how they were planned and building our **trustworthiness and customer relationships** through great urbanism and first-class engineering and architecture.

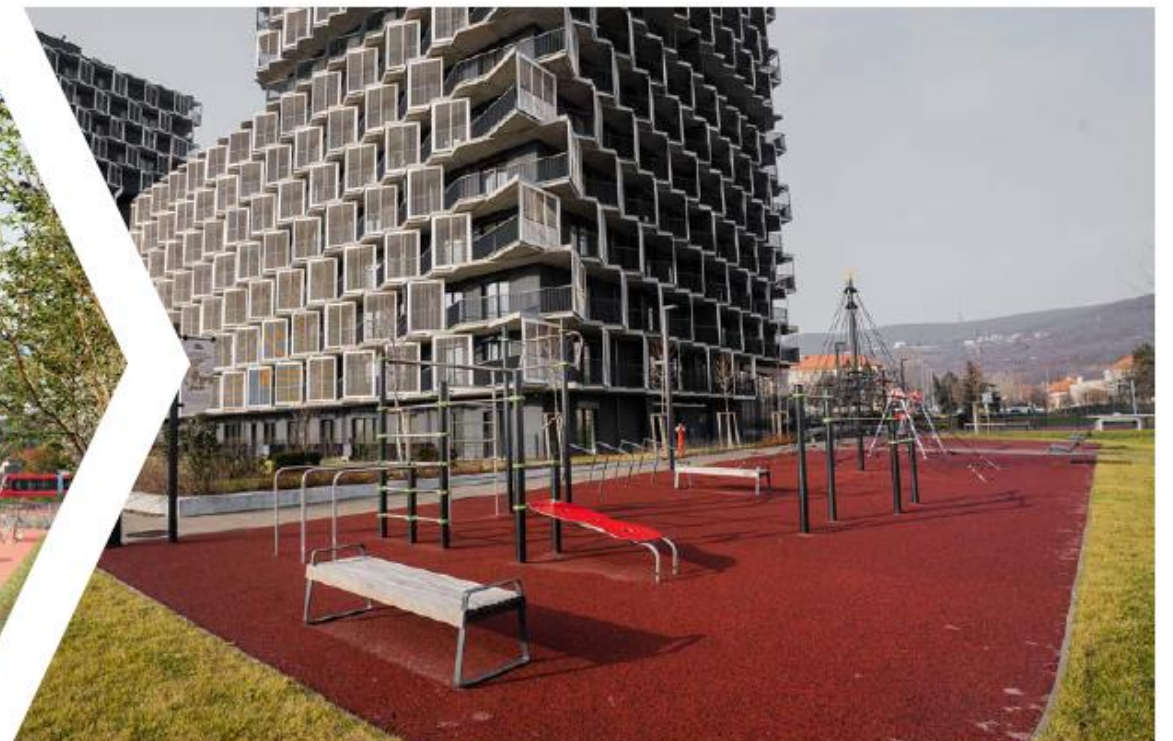
Future of residential property management

In our experience, simply building a sustainable project isn't enough. That is why we plan to launch a residential property management service to **stay with the project throughout its whole life cycle**. In this way, we can ensure that the quality of our buildings is utilized to its maximum potential and our **customers get a higher standard of services** even after the end of development cycle.

visualisation 2019



reality 2022



No water is wasted – no water ends up in sewage and even after torrential rains. Thanks to the gravel base, it is quickly soaked in. **No rain puddles are being formed.**

Rainwater is directed to the rain gardens and to the absorbent blocks:

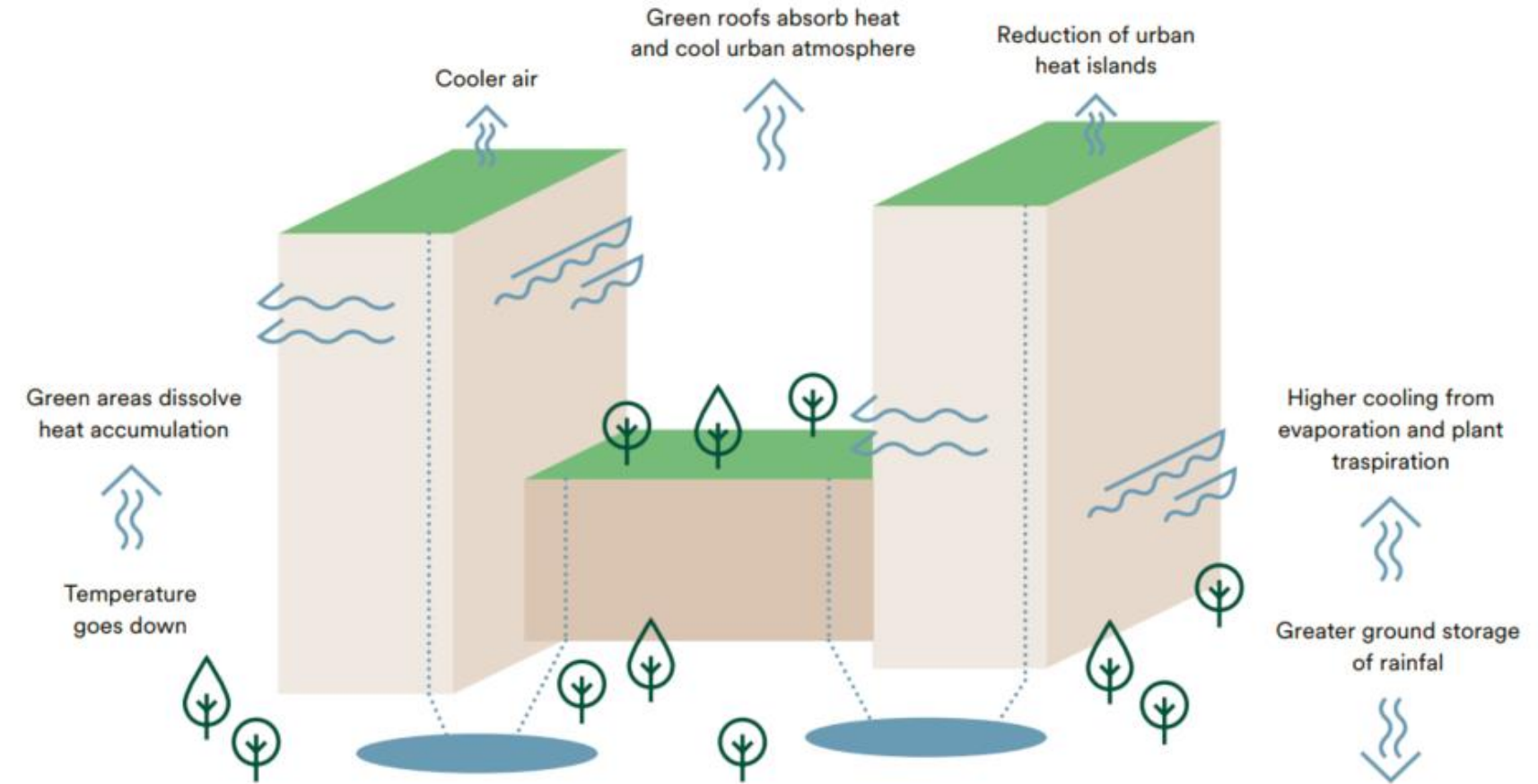
- 💧 From rooftops (when the water retention capacity of vegetation roofs is exceeded)
- 💧 From impermeable surfaces

Irrigation system is supplied with water from **own well** and the system is operated by **rain sensor**.

Elements of blue infrastructure at Guthaus



~ 8 500 000 litres
of rainwater returned to the natural water cycle every year



at 10.00



at 13.00

3-4 hours
drying time of rain garden in Guthaus



3:03

125561°E 322.165m



Prínos *ESRS*

➤ **Väčšia transparentnosť**

Jasná štruktúra, vízia a prístup k produktu uľahčujú trhu chápať rozhodovacie procesy

➤ **Mitigácia rizík**

Zodpovedné riadenie umožní lepšie identifikovať a predchádzať regulačným a adaptačným rizikám

➤ **Nárast dôvery**

Transparentné riadenie zvyšuje dôveryhodnosť voči komunite, zákazníkom a verejnému sektoru

➤ **Podpora udržateľnosti**

Integrácia ESG do riadiacej štruktúry motivuje firmy k udržateľnejšiemu správaniu

Problémy *ESRS*

➤ **Administratíva**

Obrovské spektrum dát si vyžaduje časovo náročný a komplikovaný zber, s ktorým majú problém aj veľké firmy

➤ **Náklady**

Narastajúca administratívna záťaž a potreba externého auditu sa premieta do drahšieho produktu

➤ **Komplexnosť**

Technický jazyk, komplexné dáta a záplava informácií znižuje užitočnosť reportingu pre väčšinu populácie

➤ **Nekompatibilita**

Rozdielna implementácia, rozsah a spôsob kontroly medzi krajinami EU zvyšuje záťaž na medzinárodné firmy, znemožňuje porovnateľnosť na trhu

Výzvy *ESRS*

➤ **Integrácia**

Aplikácia na lokálnej úrovni musí byť porovnateľná naprieč krajinami, duplicitné úkony treba eliminovať

➤ **Zrozumiteľnosť**

Aby ESRS malo pozitívny vplyv na trh, trh mu musí najprv rozumieť

➤ **Objektivita**

Treba zabrániť zavádzaniu a obchádzaniu pravidiel

➤ **Jednoduchosť**

System by mal mať čo najmenšiu administratívnu záťaž, aby bol pre firmy výhodou a nie zbytočným nákladom

Ďakujem za pozornosť

- sustainability@corwin.sk
- corwin.sk/sustainability-and-annual-report-2022-pdf

