

A photograph of a woman with long brown hair, wearing a blue and white striped top, kneeling in a field and planting a young green sapling in a black plastic nursery bag. The ground is covered with brown mulch and some small green plants.

# RESPONSIBILITY & SUSTAINABILITY

REPORT 2024



GREEN FINANCE®  
GROUP AG

# GREEN FINANCE STANDS FOR:



Generosity – Solidarity  
Helpfulness – Community  
Support – Compassion  
Care – Charity  
Empathy – Sustainability  
Connectedness – Humanity  
Non-profit-status – Cordiality  
Volunteering – Together  
Devotion – A sense of community  
Responsibility – Engagement  
Cohesion – Charity  
Generosity – Relief action  
Philanthropy – Empowerment





# GREEN FINANCE FOR A GOOD CAUSE



Supporting Kinderkrebshilfe (Austrian Children's Cancer Aid) is a major concern for the Green Finance Group, which is why we regularly organise fundraising at our company events.

Significant donations have already been collected in cooperation with our committed Business Partners.



The Green Finance Group has a strong interest in supporting the charitable projects of our Business Partners over the long term.

This means that we not only donate money but also commission various organisations and make our resources available.



Our Business Partners are actively involved in sponsoring sports and exercise programmes for children.

These partnerships make it possible to provide targeted support for children in different age groups and in different sporting activities.

As we believe that women should stick together and violence against women is a regular topic in the media, Monika Stasek and Ronja Bertolini have decided to support a women's refuge in Mödling, near Vienna.

On request, they have received wishes from children who were disappointed because the Christ-kind (lit. 'Christ Child' - Germanic equivalent to Father Christmas) was unable to fulfil their heartfelt wishes. The two were allowed to step in here.



## WOMEN'S REFUGE DONATION

January 2024

Monika and Ronja were able to gain a good insight into the work at the women's refuge and have decided **to support** the **Mödling women's refuge** over the course of the year.

We are pleased to be able to make a small contribution so that women do not feel like they have been left alone in a difficult situation.



As the construction of the new Green Business Center in Vienna (GBC Wien for short) is not scheduled to start until autumn 2024, we have made the vacant building in Leberstraße available for the training of the rescue dog team.

Training in unfamiliar environments with different situations is extremely important for a successful emergency response and helps both people and animals to prepare for different scenarios.



## RESCUE DOG TEAM TRAINING

January 2024

The building there was the ideal location for various training sessions and also offered sufficient space and resources.

We are pleased to be able to provide added value for society in this area, too, and would like to thank the rescue dog team for their energetic efforts.



At an atmospheric Christmas party organised by the Schuster, Hauer, Soliman, Peric and Stasek head offices, a sum of **€3,000** was raised in the raffle.

A week later, it was handed over to those responsible at Lichtblickhof in the presence of the management team. Money was also collected for this wonderful institution a year ago. The Lichtblickhof brings a smile to the faces of terminally ill children with its therapy horses.

In recent years, Green Finance has become increasingly involved in helping people who have been dealt a bad hand by fate, thereby making a meaningful contribution to society.

## THE LICHTBLICKHOF DONATION

December 2023



The visitors to the opening ceremony donated **€13,235**.  
The Green Finance Group doubled the donated amount and a total of **€26,470** was donated in equal parts to Kinderkrebshilfe and St. Isodor.

As a result, there were only winners on that day. In addition to the children, who will be greatly helped by this donation, all business partners were able to see the completion of the new GBC in Linz for themselves. This makes it clear to everyone that the Green Finance Group implements its property projects in an unparalleled and professional manner.

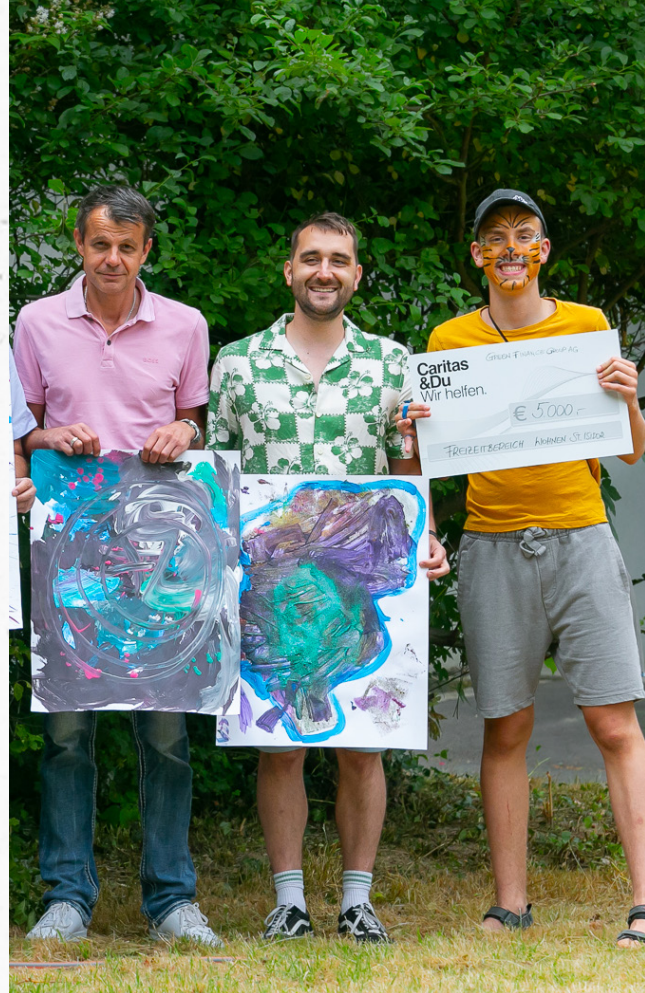
## GBC LINZ RAFFLE

September 2023





The Green Finance Group donated **€ 5,000** to St. Isidor in the course of a painting project for the new Green Business Center Linz and will receive 26 paintings in return. The money will be used to support the children at Villa Kunterbunt.



## ST. ISIDOR PROJECT

July 2023

### Background:

In St Isidor, children are supported in curative educational and fully supervised residential groups. The children enjoy spending time at 'Villa Kunterbunt' in Isidor, an educational recreational programme made available by their department.



As part of a sensible utilisation of our vacant office building at Leberstraße 122 in Vienna's 11th district, we made it available to the WEGA task force. WEGA used our building for shooting, tactics, hostage liberation and anti-terrorism exercises.

The **WEGA** task force is a **special unit of the Austrian police** in the federal capital Vienna. WEGA is primarily required for operations with an increased degree of risk. WEGA is also the oldest special police unit in Austria.

As a thank you for the opportunity to train with us in the empty building, WEGA organised an on-site demonstration where visitors could experience WEGA's professionalism live.

## SUPPORTING WEGA

June 2023



It is hard to imagine anything worse than finding out that your child is terminally ill. This makes it all the more important to use the time you have left together wisely. The Lichtblickhof is a residential home for children with serious and life-shortening illnesses.

The team at the Lichtblickhof and the specially-trained therapy horses and animals support families with the most difficult fates. Regardless of diagnoses and prognoses, it is possible here to gather moments of joy and strength for the tasks that remain to be accomplished.

The **Green Finance Group** is financially committed to the **Lichtblickhof** and in December donated the considerable amount of **€3,000** to this wonderful institution.

## THE LICHTBLICKHOF DONATION

December 2022



On the occasion of the 40th birthday of our CEO, Dipl. Ing. (FH) Christian Schauer, guests were asked to give donations to the Upper Austrian Children's Cancer Aid (Oberösterreichische Kinder-Krebs-Hilfe) instead of presents.

This resulted in a hefty sum of **€4,845**.

The 40th birthday celebration was held in a small but beautiful setting, with an 80s theme.

Dipl. Päd. Christiane Mundl, Deputy Chairwoman of Upper Austrian Children's Cancer Aid also gave a speech and received the cheque on-site.

## CHILDREN'S CANCER AID UPPER AUSTRIA

November 2022



At the end of July, the long-awaited official opening ceremony took place on the roof terrace of our real estate project in Mauerkirchen in bright sunshine and the very best atmosphere.



# MAUERKIRCHEN JUGEND SV LITZ

July 2021

The highlight of the event was without a doubt the raffle: during the course of the event, the Mauerkirchen Fußballjugend (youth football team) was able to sell raffle tickets worth almost **€2,200** to the public.

Green Finance took the opportunity to double the proceeds and was thus able to present chairman Josef Fröschl and the up-and-coming Mauerkirchner footballers with a cheque in the amount of **€4,395**.



# E-MOBILITY IN ACTION AT GREEN FINANCE

Green Finance also focuses on sustainability when it comes to mobility in everyday working life. In 2023, we already have **72% of vehicles equipped with electric or hybrid drive systems**. The goal is to increase this to 75% by 2024. The location at Wegscheiderstraße 26 in Linz offers 73 fast e-charging points for convenient charging of electric vehicles.

## CUSTOMERS

- Satisfaction and benefits come first.
- High-quality standards for capital products.
- High tenant satisfaction in real estate projects.
- Reliable and timely handling of all services.

## SHAREHOLDERS

- Shareholders are obligated to act responsibly towards the company.
- Involvement, motivation and involvement of employees through the share programme.
- High equity ratio for long-term, crisis-proof corporate stability.

# GREEN BUSINESS PARTNERS

- Appreciation of employees at all levels.
- Stable income models and security, including for self-employed business partners.
- Personal development and a comprehensive range of training.
- Trainee programmes for newcomers.
- Own dog play area in GBC Linz, for the four-legged friends of our employees.
- At all locations, the glass bottle deposit system is used and recycling is a top priority.

# ENVIRONMENT

- Renewable energy generation for products, office locations and real estate projects.
- A focus on environmental standards when producing printed products.
- Avoidance of soil sealing in real estate projects.
- Working together with nature conservation, monument protection and animal welfare for the realisation of our real estate projects.

# SUSTAINABILITY IS NOT JUST AN EMPTY PHRASE

When compared internationally, Austrian forests clearly distinguish themselves from those in other countries: forests have a dual function in this country. They serve, on the one hand, as recreational areas and, on the other, as suppliers of raw materials. Forests are publicly accessible in Austria and thus serve as sites for local recreation.

**An essential advantage is obtained through their management:** people not only prefer to walk in well-kept forests but also use them as a valuable resource that is right on their doorstep.

Wood is also used as a raw material, a building material and a valuable fuel.

## CONCEPT

The word '**sustainability**' originally comes from forestry, and means that a forest owner does not harvest more than that which grows back naturally.

Whether you use wood or let it rot does not change anything in terms of CO<sub>2</sub> emissions, which are released in both cases.

**Mixed forests have a clear advantage:** the biodiversity of a forest increases resistance to pests and climate change.

The Green Finance Group now owns and manages more than 20 hectares of forest in Austria, and that number is rising. The company is careful to promote mixed forests in particular and has a long-term approach in this respect.







# SUPPLIERS



Strict standards when selecting partners, service providers and suppliers.



A focus on regionality among suppliers and service providers.



Punctual payment and reliability towards suppliers.

## Focus on sustainability - the new GBC in Linz

The Green Finance Group's new office building houses 180 workstations in an area of around 7,900 m<sup>2</sup>, offering perfect working conditions thanks to bright rooms and the appropriate infrastructure. During construction, particular emphasis was placed on sustainable materials and construction methods that do justice to the Green Finance vision. Around 80 e-charging stations, which are operated with solar energy, ensure further CO<sub>2</sub> savings potential and guarantee environmentally friendly mobility at all levels.

# HAINZL



## Milestones in the construction of the office building

The company PORR Bau GmbH was commissioned to carry out the construction work for the new office building. Work began in August 2021 with the construction of the underground car park. Due to the limited space, the construction crane had to be positioned in the future main stairwell during the construction phase.

A second construction crane was erected at the beginning of November 2021 to ensure the planned construction progress following the in-situ concrete wall construction on the ground floor to the 2nd floor. Despite some adverse weather conditions in the winter months, the construction schedule was adhered to, and the construction companies were able to start as planned so that the Gleichenfest could be held in June 2022.

After the construction crane in the main stairwell was dismantled, the staircase was erected floor by floor in July 2021. Subsequently, PORR carried out the screed, car park deck sealing and fire protection work, as well as the construction of the outdoor facilities, until acceptance in August 2023.



# THE 17 GOALS OF THE UNITED NATIONS



The 2030 Agenda with its 17 Sustainable Development Goals (SDGs) is a global plan to promote sustainable peace and prosperity and protect our planet.

Since 2016, all countries have been working to translate this shared vision for combating poverty and reducing inequality into national development plans. When doing so, it is particularly important to address the needs and priorities of the most vulnerable countries and groups in society - because only if no one is left behind can the 17 goals be achieved by 2030.



Especially at a time when the majority of people are struggling with rising prices, increased energy bills and inflation, it is important to create sustainable jobs and promote equality.



The Green Finance Group donates to those in our society who cannot manage on their own and who have, in some cases, found themselves in emergency situations through no fault of their own. At Green Finance, ecology, economics and social issues have always belonged together.



Ensuring a healthy lifestyle and promoting the well-being of each individual employee are essential for sustainable corporate development.

4 HOCHWERTIGE  
BILDUNG



Quality education is the basis for creating sustainable solutions for the future and for improving one's own quality of life. The Green Finance Group attaches great importance here to a wide range of free training.

5 GESCHLECHTER-  
GLEICHHEIT



Gender equality is not only a fundamental human right but a necessary foundation for a peaceful and sustainable world. It is not only in administration and marketing but also in sales that women are an asset to our corporate culture.

6 SAUBERES WASSER  
UND SANITÄR-  
EINRICHTUNGEN



Water scarcity, poor water quality and inadequate sanitation impair the livelihoods of people around the world. In all its projects and activities, the Green Finance Group takes care to save and conserve groundwater.

7 BEZAHLBARE UND  
SAUBERE ENERGIE



The majority of the Green Finance Group's property projects obtain their energy through the power of the sun. The Group also has its own photovoltaic systems to promote solar power and ensure more grid and energy stability.

8 MENSCHENWÜRDIGE  
ARBEIT UND  
WIRTSCHAFTS-  
WACHSTUM



Sustainable economic growth requires companies to create conditions that boost the economy without polluting the environment. The Green Finance Group's projects include renewable energies, real estate and sustainable investments.

9 INDUSTRIE,  
INNOVATION UND  
INFRASTRUKTUR



In many countries, investing in infrastructure is crucial for sustainable development and strengthening communities.

10 WENIGER  
UNGLEICHHEITEN



Right to equal pay for equal work: at the Green Finance Group, the wage levels are balanced, regardless of gender and origin. Whether you are a male or a female Business Partner, the commission for brokered and paid contracts is remunerated equally for both sides.

11 NACHHALTIGE  
STÄDTE UND  
GEMEINDEN



Sustainability plays an important role in the real estate projects of the Green Finance Group. The company thus selects its properties in places that also follow this credo.

12 NACHHALTIGE/R  
KONSUM UND  
PRODUKTION



Sustainable consumption at the Green Finance Group aims to 'become more and better with less', with an emphasis on quality rather than quantity. The Group is continuously optimising its resource consumption in all areas of its business activities.

13 MASSNAHMEN ZUM  
KLIMASCHUTZ



Climate change concerns us all. Greenhouse gas emissions are at an all-time high. The average global surface temperature is expected to rise by more than three degrees Celsius this century if we do not take action.

14 LEBEN UNTER  
WASSER



Careful use of water is an essential part of a sustainable future and our entrepreneurial activities. Rainwater, drinking water, the weather and the climate - much of our food is ultimately provided and regulated by the sea.

15 LEBEN  
AN LAND



The Green Finance Group owns and manages more than ten hectares of forest in Austria. The company is keen to promote mixed forests in particular and thinks particularly long-term in this regard because the fruits of these areas will only be harvested by the generation after the next.

16 FRIEDEN,  
GERECHTIGKEIT  
UND STARKE  
INSTITUTIONEN



For the Green Finance Group, the issue of justice and fairness is particularly important. Very often in companies, subjective aspects come into play during promotions that, ultimately, affect the choice of person promoted.

17 PARTNER-  
SCHAFTEN  
ZUR ERREICHUNG  
DER ZIELE



In order to go far in sales and achieve defined career goals, you always need a team. The Green Finance Group promotes team spirit within the company under the motto 'If you want to go fast, go alone. If you want to go far, go together.'

Climate protection



Health



Sustainability



# The 10,000 tree programme







**Company-owned** land in Upper Austria has been reserved for the planting of **10,000 trees.**



## GREEN BUSINESS CENTER WIEN

The Green Business Center Wien (GBC Wien for short) is one of our flagship projects when it comes to sustainable real estate. Construction is scheduled for completion in 2027. Particular attention is paid to sustainability and **conservation of resources during implementation**.

For example, natural building materials, such as wooden floors, are laid in the office areas. Geothermal energy in the form of depth probes will be used for heating and cooling the building. Photovoltaic modules are also planned. A great deal of attention is also paid to **minimising energy consumption**: the aim is to optimise the building envelope.

GBC Wien also plans to use geothermal probes, in which 7 to 12 holes are drilled to a depth of 300 m in order to generate heat with the help of temperature differences.



## GREEN BUSINESS CENTER GRAZ

In the centre of Graz, not far from the motorway, the Green Business Center impresses with its **special architectural features** and modern, sustainable building technology. The GBC Graz, surrounded by lush greenery, offers almost 30 offices and meeting rooms over three floors. In addition, there is a 250 m<sup>2</sup> event and training area on the ground floor, which is equipped with the latest technical equipment.

In this **event location**, up to 180 people with cinema seating and 80 people with school desk seating can attend professional training sessions. An additional highlight is that tenants and visitors can park free of charge in the 50 or so car parking spaces on the site and there are e-charging stations directly in front of the building.





## GREEN BUSINESS CENTER LINZ

The completion of the new Green Business Center Linz (GBC Linz for short) took place in the summer of 2023. The new building is a **sustainable showcase project** and offers a new workplace **for about 180 people**. All meeting and training rooms for Green Finance sales are available at the GBC Linz, and sales groups from all countries and federal states have the opportunity to view the GBC Linz on-site or take part in training courses.

We are one of the first office buildings with efficient heat pump heating and cooling with a triple effect (underfloor heating in winter, underfloor pre-cooling in summer, ceiling cooling and air circulation cooling). We work without conventional air conditioning systems (fan coolers), which creates an extremely pleasant working environment. Our heating and cooling system is not only extremely economical in operation and maintenance but also 100% sustainable.

In the process of installing the underfloor heating, a raised floor with carpet was dispensed with, and instead, real wood parquet was installed in the offices and porcelain stoneware in the public areas. We are therefore working with the **highest quality and most durable floor coverings**.





## GREEN ACADEMY RESORT HANTBERG CASTLE

The property area is approximately 155,000 m<sup>2</sup>. The gross building area of Hantberg Castle is approximately 4,775 m<sup>2</sup>. There are plans to rent out Hantberg Castle as an **event and wedding venue** from 2024. For this purpose, comprehensive planning measures are currently taking place (phase 1), which will be implemented at the end of 2023/beginning of 2024 in the form of a new glazed pavilion as well as the conversion of the bar/catering building and expansion to include a sanitary building.

There are plans to switch to air heat pumps as an environmentally friendly and efficient heating solution for the pavilion and the apartments in future. In addition, further measures are being taken in the large castle garden as part of the construction of the new pavilion, including the **creation of castle suites, holiday apartments and the renovation of the fisherman's hut.**

This will create accommodation options for approx. 25 beds. Sufficient parking spaces will also be created on the properties in front of the castle. In the long term, a **tourist development** (phase 2) will take place with a large central castle pond, 50 to 100 individually built chalets and the use of the castle as the Schlosshotel Hantberg. We expect a development period of at least 5 to 7 years.



There is news worth mentioning concerning the company's own farm at Hantberg Castle. In order to provide former racehorses, who have won countless prizes throughout their lives, with a pleasant retirement, a **horse boarding centre was established at Hantberg Castle**. The horses are duly cared for and groomed, and their last days are organised with great dignity both in the stables and in a spacious outdoor area.

Hantberg Castle is also home to a **cattle farm with over 40 cattle** of the well-known Pustertaler Sprinzen, Dexter Langbein and Black Galloway breeds. Here, the cattle are bred and cared for according to biologically relevant guidelines. Both projects have been implemented in the interests of animals and sustainability according to the Green Finance philosophy.

## HORSE BOARDING AND CATTLE BREEDING AT THE HANTBERG CASTLE ESTATE





## GREEN ACADEMY RESORT HOTEL RÖMERSTEIN

The boutique hotel, built in 1991, is located directly on the so-called Sonnenhügel (sunny hill) and offers a wonderful view of the **Loipersdorf thermal region**. With the acquisition of this hotel, 10,500 m<sup>2</sup> of building land also became the property of the Green Finance Group.

The Hotel Römerstein has a total of 17 rooms or suites and **can accommodate 50-60 guests**. A hotel that is only a few minutes' walk from the 27-hole thermal golf course. The proximity to Austria's largest and most famous spa, as well as the pronounced feel-good climate, speak for themselves.

The heating system and the technology in the swimming area will be completely modernised first. The wellness area will be adapted, the terrace enlarged and renovated and the outdoor area will also be given a fresh, elegant colour scheme. By replacing the outdated oil heating system with a **pellet heating system with a solar thermal system**, the Hotel Römerstein focuses on sustainability.

As a result of this measure, 40,000 litres of heating oil can be saved every year through environmentally friendly and cost-effective pellets from Austrian forests. An important step towards sustainability and CO<sub>2</sub> reduction.

We are delighted to have another property in our possession in the hospitality sector and will also make it available to our Green Business Partners.



## REAL ESTATE PROJECT WENG

In the municipality of Weng im Innkreis, an old building destined to be demolished stood in the middle of the town. Here, a long, vacant mixed area (an old farm with commercial space) is being completely revived. The building has now been demolished and professionally recycled and is being converted into **modern and affordable living spaces**.

A special focus is on **recycling the old building**: usable parts are sold, old wood is turned into wood chips, the bricks are shredded and used for industrial construction and the crushed concrete is used for the construction of the new building.



## REAL ESTATE PROJECT MAUERKIRCHEN

In 2019, construction began for the already leased property in Mauerkirchen in the state of Upper Austria. An old, vacant former furniture store was turned into a **family and environmentally friendly rental property** with 38 bright family apartments with a low energy standard.

Special focus was placed on realising **maximum and sensible use of the area**. Among other things, a communal garden with a children's playground was thus created on the roof terrace, which is available to all tenants.





**GREEN FINANCE**®



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