

# Responsible Investment 2025



## Table of contents

<b>In brief: what we achieved in 2025</b>	<b>3</b>
<b>1 PUBLICA's approaches and objectives</b>	<b>4</b>
1.1 Responsible investment at PUBLICA	4
1.2 Key figures: overview as at 31 December 2025	7
<b>2 UN Sustainable Development Goal alignment measured again</b>	<b>10</b>
<b>3 What we have achieved in the asset classes</b>	<b>13</b>
3.1 Corporate bonds and equities	13
3.2 Real estate Switzerland	14
3.3 Private market investments	16
<b>4 Summary</b>	<b>19</b>

## In brief: what we achieved in 2025

### Exercising shareholder rights

#### Engagement

- Maintained dialogue on ESG topics with 538 companies, including 220 on climate issues.

#### Exercise of voting rights

- Exercised voting rights at all 113 Swiss companies.
- Voted on all agenda items at 351 companies abroad.

### Integrating into the securities portfolio

- **Equities:** Made minor revisions to the [climate-efficient equity index](#). Slightly reduced the climate efficiency requirements in response to changed market conditions in Switzerland and Europe.
- **Private market investments:** Invested in renewable energy in North America and power transmission in Europe, under the terms of the partnership established in 2024 with three Swiss pension funds and the Dutch pension fund asset manager APG.
- **UN Sustainable Development Goals:** Once again measured the contributions of the companies and investments in the portfolio.

#### Negative criteria

- Excluded 216 companies.

#### Strategic risk analysis

- Added climate change and trade conflicts as long-term trends in the review of the strategic asset allocation scheduled for 2026.

#### Positive criteria

- Funded CHF 857 mn in green facilities and CHF 416 mn in social facilities in the private market investments.

### Integrating into direct real estate investments

- Took part in the REIDA CO<sub>2</sub> Report and Benchmark 2025: PUBLICA's real estate portfolio is less CO<sub>2</sub>-intensive and has a lower energy intensity than the REIDA benchmark.

#### Acquisitions and project developments (examples)

##### Acquisition in Opfikon:

- Plot of land for a development project comprising 200 apartments as well as office and commercial premises.
- Broad accommodation mix with apartments between 1.5 and 5.5 rooms.
- Made moves towards SNBS Gold certification.

##### Development work on Les Cèdres project in Chavannes:

- Topping-out ceremony for four new buildings containing 166 apartments at Cèdres Park (5 buildings out of 20 are owned by PUBLICA). You can read more about this on [PUBLICA's website](#).
- Minergie standard with renewable energy for heating, solar panels and use of recycled concrete.
- Concept for surrounding area comprising 30,000 m<sup>2</sup> of green spaces.

#### Optimisations in the existing portfolio (examples)

- Optimised the existing heating systems of eight properties.
- Replaced fossil-fuel heating with renewable energy at two existing properties in Lausanne and Igis.
- Building shell refurbished and roof fitted with recycled wooden façade elements at a property in Lausanne (Pontaise).
- Roof refurbishment and biodiversity promotion at another property in Lausanne.

# 1 PUBLICA’s approaches and objectives

In 2025, PUBLICA continued to pursue its responsible investment approaches. It maintained dialogues via its specialised partners and consistently exercised its voting rights. For an overview, see [section 3.1](#). Over the last four years, PUBLICA has cut the CO<sub>2</sub> emissions of its Swiss real estate. Read more in [section 3.2](#). PUBLICA has also continued to work closely with its external asset managers in its private market investments, in order to increase transparency regarding responsible investment. You can learn more about this in [section 3.3](#). PUBLICA once again measured the contributions made by the companies and investments in its portfolio to the UN Sustainable Development Goals. The evaluations can be found in [section 2](#).

## 1.1 Responsible investment at PUBLICA

### Governance

PUBLICA’s governing bodies deal in depth with the issue of responsible investment. The Board of Directors is PUBLICA’s supreme management body. It lays down the principles and objectives of the responsible investment policy. In this task, it is advised by the Investment Committee, which is also responsible for ensuring that the various responsible investment approaches are implemented in the individual asset classes.

### Strategy

Responsible investment is part of the fiduciary duty of due diligence and is embedded in the investment guidelines. PUBLICA invests responsibly by taking account of environmental, social and governance (ESG) criteria when investing its active members’ pension assets, in order to improve the risk/return ratio over the long term. The law does not permit PUBLICA to deliberately forgo a market return. PUBLICA adopts different approaches for each asset class, in order to take ESG issues into account when investing pension assets. These are described in more detail in the [responsible investment policy](#).

### Overview: the approaches for each asset class

Asset class	Proportion of overall portfolio <sup>1</sup>	Exercising shareholder rights		Integrating into the securities portfolio			Integrating into direct real estate investments	
		Engagement <sup>2</sup>	Exercising voting rights	Negative criteria	Strategic risk analysis	Positive criteria	Newbuild projects	Refurbishment projects
CHF bonds, government bonds	27%	●		●	●			
Corporate bonds and equities	37%	●	●	●	●	●		
Real estate Switzerland	9%	●					●	●
Private market investments	21%			●	●	●		
Precious metals	3%			●				

<sup>1</sup> As per 2022 strategic asset allocation for the open pension plans (excluding money market investments of 3%).

<sup>2</sup> Dialogue is currently being conducted with companies in the asset classes concerned.

## Risk management

To control qualitative risks that could have negative financial consequences for the invested assets over the medium to long term, PUBLICA employs a strategic risk analysis process which covers ESG (environmental, social and governance) risks and, since 2020, systemic risks. In 2025, outside experts presented their assessment of long-term trends that could have a significant impact on the risk/return profile. The themes covered ranged from trade conflicts and government debt to climate-related opportunities and risks. PUBLICA will take account of the findings when compiling its upcoming 2026 asset and liability management (ALM) study and drawing up scenarios.

## Focal points and objectives

PUBLICA aims to continually improve its responsible investment strategy. It pays particular attention to the following aspects, because they can influence the portfolio's risk/return profile:



Environmental: climate risks and achieving net-zero emissions by 2050 at the latest



Social: respect for human and workers' rights on the part of companies



Governance: clearly formulated expectations on the composition of the board of directors and on compensation

The quantitative climate goals are:

### Objectives by asset class

	Objective	Proportion of overall portfolio <sup>1</sup>	Status
Overall portfolio	Net-zero emissions by 2050 at the latest	100%	Being implemented
Equities developed and emerging markets	1. Reduce transition risks by 10%–50% compared with the benchmark 2. Increase transition opportunities by 10%–50% compared with the benchmark 3. Reduce physical risks by 30% compared with the benchmark	32%	Achieved
Corporate bonds US and Europe	Reduce CO <sub>2</sub> e intensity by at least 40% compared with the benchmark	5%	Achieved
Real estate Switzerland	Reduce CO <sub>2</sub> e emissions (Scope 1) to 5.6 kg CO <sub>2</sub> e/m <sup>2</sup> energy reference area (ERA) by 2030 and 4.2 kg CO <sub>2</sub> e/m <sup>2</sup> ERA by 2035	9%	Implementation by 2030/2035

<sup>1</sup> As per 2022 strategic asset allocation for the open pension plans

## Achievement status

For the [climate-efficient equity index](#) there are three metrics: transition risks, transition opportunities, and physical risks and opportunities. Every six months, PUBLICA reviews whether the three metrics are 10%–50% better than in the benchmark; in 2025 they were.

As regards corporate bonds, PUBLICA has agreed with the external asset managers a minimum 40% reduction in CO<sub>2</sub> intensity compared with the existing benchmark. This was achieved in 2025.

According to PUBLICA's internal energy monitoring, the CO<sub>2</sub> emissions (Scope 1) of the directly held real estate fell by 7.6% between 2020 and 2024. This means PUBLICA is on course to meet its interim

targets of reducing CO<sub>2</sub> emissions (Scope 1) to 5.6 kg CO<sub>2</sub>e/m<sup>2</sup> energy reference area (ERA) by 2030 and 4.2 kg CO<sub>2</sub>e/m<sup>2</sup> ERA by 2035. The reasons for this are

- ongoing operational improvements to the existing portfolio properties,
- replacement of fossil-fuel heating systems with renewable energy and
- project developments and major cyclical renovations in accordance with recognised SNBS and Minergie standards.

PUBLICA has not yet set any quantitative climate targets for money market investments, CHF bonds, government bonds, private market investments or precious metals.

### Memberships

Memberships of recognised organisations and initiatives make it easier for PUBLICA to access expert knowledge about responsible investment, help it to conduct dialogue with companies, and promote exchange with other institutional investors.

PUBLICA is a member of:

- [ASIP – Swiss Pension Funds Association](#)
- [Climate Action 100+](#) (PUBLICA is a supporter)
- [Institutional Investors Group on Climate Change](#)
- [Inrate Responsible Shareholder Group](#)
- [SVVK-ASIR – Swiss Association for Responsible Investments](#)
- [UN PRI – Principles for Responsible Investment](#)

Through its membership of SVVK-ASIR, PUBLICA additionally supports the following initiatives:

- [Council on Ethics – Big Tech & Human Rights investor collaboration](#)
- [FAIRR – Farm Animal Investment Risk & Return](#)
- [Nature Action 100](#)
- [UN PRI Advance](#)

### Activities in the memberships

In 2025, the Swiss Association for Responsible Investments (SVVK-ASIR) celebrated ten years since its creation. PUBLICA set up SVVK together with six other major pension and social security funds, and continues to play an active role within it. At the heart of SVVK's work is its core task of dialogue with companies in which its members are invested that violate the normative basis: in other words, fundamental rights that are enshrined in Swiss laws and international agreements. SVVK has instructed partner companies to conduct this dialogue. In extreme cases, a recommendation to exclude the company may result. SVVK is one of the sector's most successful cooperations. Read more about 10 years of SVVK on [PUBLICA's website](#).

In the UN PRI's Swiss Regional Policy Reference Group, PUBLICA provided feedback on the [consultation on amending the Ordinance on Climate Disclosures](#). PUBLICA would like to have seen the ordinance amended to bring it into line with the latest international developments. However, in summer 2025, the Federal Council decided to [pause the revision of the ordinance](#) until there is clarity about regulatory developments in the EU.

## 1.2 Key figures: overview as at 31 December 2025

### Exercise of voting rights

	Switzer- land	in %	International	in %	Transparency rate II	Source
Companies at which votes were cast and proportion of invested capital in % (equities)	113	100%	351	33%	100%	Inrate / Minerva Analytics
No. of agenda items	2,500		5,938			
of which votes in favour	1,998	80%	4,558	77%	100%	Inrate / Minerva Analytics
of which votes against	502	20%	1,309	22%	100%	
of which abstentions	–	0%	71	1%	100%	

### Dialogue

Memberships of engagement initiatives Inrate Responsible Shareholder Group, SVVK-ASIR and supporter of Climate Action 100+

Is a credible stewardship strategy to mitigate climate change applied? Yes

Link to climate stewardship strategy and report [SVVK-ASIR website](#)

	Number <sup>1</sup>	in %	Transparency rate II	Source
Companies with which dialogue is conducted and proportion of invested capital in % (equities)	538	36%	100%	Inrate / SVVK-ASIR / Climate Action 100+
Companies that are subject to an active climate engagement strategy and proportion of invested capital in % (equities)	220	11%	100%	Inrate / SVVK-ASIR / Climate Action 100+

<sup>1</sup> Excluding double counting of companies with which more than one of Inrate, SVVK-ASIR and Climate Action 100+ are conducting the dialogue

### Notes on the key figures for the exercise of voting rights and dialogue

Further details of the key figure results can be found in [section 3.1](#) on corporate bonds and equities.

### Key figures on climate

<b>Government bonds (22% of PUBLICA's portfolio)</b>	<b>Units</b>	<b>Portfolio</b>	<b>Benchmark<sup>2</sup></b>	<b>Transparency rate II<sup>3</sup></b>	<b>Source</b>
Weighted average CO <sub>2</sub> intensity (production-related emissions)	Tonnes of CO <sub>2</sub> e emissions per CHF million GDP	135	204	100%	LSEG

<b>Corporate bonds (10% of PUBLICA's portfolio)</b>	<b>Units</b>	<b>Portfolio<sup>4</sup></b>	<b>Benchmark</b>	<b>Transparency rate II</b>	<b>Source</b>
CO <sub>2</sub> footprint (Scopes 1+2)	Tonnes of CO <sub>2</sub> e emissions per CHF million invested capital	39	88	86%	MSCI
CO <sub>2</sub> footprint (Scope 3)		394	436	86%	MSCI
Weighted average CO <sub>2</sub> intensity (Scopes 1+2)	Tonnes of CO <sub>2</sub> e emissions per CHF million revenues	90	254	86%	MSCI
Weighted average CO <sub>2</sub> intensity (Scope 3)		1,033	898	86%	MSCI
Exposure to coal	in %	0.3%	1.2%	97%	MSCI
Exposure to other fossil fuels	in %	7.7%	14.8%	86%	MSCI
Proportion of portfolio revenues related to renewable energy	in %	0.8%	1.1%	87%	MSCI
Proportion of portfolio companies with verified net-zero targets and credible interim targets	in %	18.0%	24.8%	86%	MSCI
Global warming potential (1.5°C scenario)	in degrees Celsius	2.4	2.5	85%	MSCI

<b>Equities (32% of PUBLICA's portfolio)</b>	<b>Units</b>	<b>Portfolio<sup>4</sup></b>	<b>Benchmark</b>	<b>Transparency rate II</b>	<b>Source</b>
CO <sub>2</sub> footprint (Scopes 1+2)	Tonnes of CO <sub>2</sub> e emissions per CHF million invested capital	30	53	100%	MSCI
CO <sub>2</sub> footprint (Scope 3)		238	390	100%	MSCI
Weighted average CO <sub>2</sub> intensity (Scopes 1+2)	Tonnes of CO <sub>2</sub> e emissions per CHF million revenues	73	147	100%	MSCI
Weighted average CO <sub>2</sub> intensity (Scope 3)		578	961	100%	MSCI
Exposure to coal	in %	0.4%	1.4%	100%	MSCI
Exposure to other fossil fuels	in %	4.2%	10.9%	100%	MSCI
Proportion of portfolio revenues related to renewable energy	in %	1.2%	0.7%	100%	
Proportion of portfolio companies with verified net-zero targets and credible interim targets	in %	34.7%	32.8%	99%	MSCI
Global warming potential (1.5°C scenario)	in degrees Celsius	2.3	2.8	99%	MSCI

Real estate Switzerland (9% of PUBLICA's portfolio)	Units	Portfolio <sup>5</sup>	Bench- mark	Transparency rate II	Source
CO <sub>2</sub> intensity (Scope 1, climate-adjusted)	kg CO <sub>2</sub> e/m <sup>2</sup> ERA/year	8.8	–	100%	REIDA
CO <sub>2</sub> intensity (Scope 2, climate-adjusted)	kg CO <sub>2</sub> e/m <sup>2</sup> ERA/year	2.1	–	100%	REIDA
CO <sub>2</sub> intensity (Scopes 1 + 2, climate-adjusted)	kg CO <sub>2</sub> e/m <sup>2</sup> ERA/year	10.9	11.3	100%	REIDA
Energy intensity	kWh/m <sup>2</sup> ERA/year	84.3	91.0	100%	REIDA
Share of fossil heating	in %	70%	–	100%	REIDA
Share of renewables	in %	30%	–	100%	REIDA

Real estate international (9% of PUBLICA's portfolio)	Units	Portfolio <sup>6</sup>	Bench- mark	Transparency rate II	Source
CO <sub>2</sub> intensity (Scope 1)	kg CO <sub>2</sub> e/m <sup>2</sup> /year	5.3	–	85%	Asset manager
CO <sub>2</sub> intensity (Scope 2)	kg CO <sub>2</sub> e/m <sup>2</sup> /year	18.3	–	90%	Asset manager
Energy intensity	kWh/m <sup>2</sup> /year	84.1	–	86%	Asset manager
Transparency rate I <sup>7</sup> = 82%					

<sup>2</sup> Benchmarks used

Government bonds = 82% FTSE World Government Bond Index + 18% FTSE Emerging Markets Government Bond Index

Equities = MSCI All Country World Investable Market Index

Corporate bonds = Bloomberg Global Aggregate Corporate Index

Real estate Switzerland = REIDA benchmark

<sup>3</sup> The transparency rate relates to the portfolio in each case.

<sup>4</sup> The climate metrics for corporate bonds and equities were calculated using version 2 of the Swiss Climate Scores.

<sup>5</sup> The figures for the real estate portfolio are always reported with a one-year delay. This is because not all ancillary cost statements for the reporting year were available at the time of going to press. The figures are calculated by REIDA using its methodology.

<sup>6</sup> The data for real estate international are always reported with a one-year delay and are based on GRESB and its methodology.

<sup>7</sup> No data are available for money market investments (3%), private market investments (12%) or precious metals (3%).

### Notes on the key figures for climate

**Government bonds:** The government bond portfolio outperformed the benchmark, thanks mainly to the high weighting of Swiss government bonds in the developed markets portfolio and the introduction of the bespoke ESG benchmarks for emerging market government bonds.

**Equities:** The equities portfolio outperformed the benchmark, thanks largely to the systematic incorporation of climate-related opportunities and risks into the [climate-efficient equity index](#).

**Corporate bonds:** In the majority of cases, the corporate bond portfolio outperformed the benchmark. The transparency rate fell compared with the previous year, owing to the first-time inclusion of CHF bonds which have a lower level of data coverage.

**Real estate:** The real estate portfolio outperformed the benchmark. PUBLICA holds a young, high-quality portfolio of properties. Comments on the CO<sub>2</sub> figures for foreign real estate can be found in [section 3.3](#).

## 2 UN Sustainable Development Goal alignment measured again

### Equities and corporate bonds and the UN Sustainable Development Goals

Three years ago, PUBLICA mapped its equity and corporate bond portfolio against the UN Sustainable Development Goals for the first time. With the help of Net Purpose, it surveyed the companies' contributions to four goals which PUBLICA has prioritised. The 17 UN Sustainable Development Goals include 169 targets, many of which are not suitable for a Swiss pension fund. The four prioritised goals are:

Goal 7: Affordable and clean energy

Goal 13: Climate action

Goal 8: Decent work and economic growth

Goal 16: Peace, justice and strong institutions

<p><b>7</b> AFFORDABLE AND CLEAN ENERGY</p> 	<p><b>13</b> CLIMATE ACTION</p> 	<p><b>8</b> DECENT WORK AND ECONOMIC GROWTH</p> 	<p><b>16</b> PEACE, JUSTICE AND STRONG INSTITUTIONS</p> 
<p><b>Environment</b></p> <ul style="list-style-type: none"> <li>– Access to affordable energy</li> <li>– Renewable energy and energy efficiency</li> <li>– Capacity to adapt to climate change and climate protection measures</li> </ul>		<p><b>Society</b></p> <ul style="list-style-type: none"> <li>– Decent work and workers' rights</li> <li>– Eradication of child and forced labour</li> <li>– Access to financial services</li> </ul>	<p><b>Governance</b></p> <ul style="list-style-type: none"> <li>– Rule of law</li> <li>– Corruption and bribery</li> <li>– Transparency and representative decision-making processes</li> </ul>

More information on the UN Sustainable Development Goals: [United Nations Sustainable Development Goals](#)

Now, PUBLICA has surveyed the contributions made by the companies in its equity and corporate bond portfolio again. The results are set out below. The figures relate to the share of the companies that PUBLICA holds, and are each reported with a one-year time delay. PUBLICA does not judge the results. They are merely an indicator of the companies' contributions to the UN Sustainable Development Goals.

### Goal 7 – Affordable and clean energy

Figures measured	Results 2024	Results 2023	Results 2022	Number of reporting companies
Installed renewable energy capacity in the company's operations	146 MW	141 MW	174 MW	553
Installed renewable energy capacity in the company's products	374 MW	439 MW	254 MW	126

### Goal 13 – Climate action

Figures measured	Results 2024	Results 2023	Results 2022	Number of reporting companies
Greenhouse gas emissions (Scopes 1 + 2)	418,000 tonnes	425,000 tonnes	447,000 tonnes	2,827

### Goal 8 – Decent work and economic growth

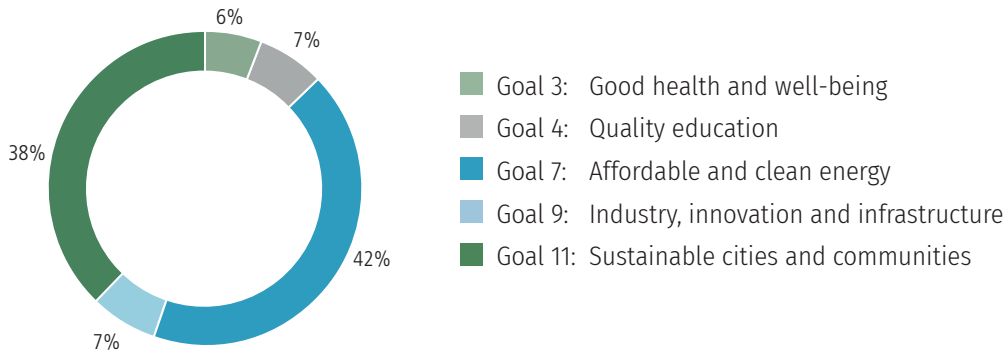
Figures measured	Results 2024	Results 2023	Results 2022	Number of reporting companies
People with first-time access to financial services	72,000	30,000	15,000	95

As before, the number of companies reporting is limited. This means it is not possible to make any meaningful statements regarding the entire equity and corporate bond portfolio. Additionally, the reasons why a company makes a bigger or smaller contribution to the UN Sustainable Development Goals are many and varied. Improvements may be attributable to genuinely effective measures, but structural changes, such as the sale of individual business areas, can lead to a better result without the real impact having increased. Additionally, changes to the composition of PUBLICA's equity and corporate bond portfolio can influence the reported results.

### Infrastructure investments classified

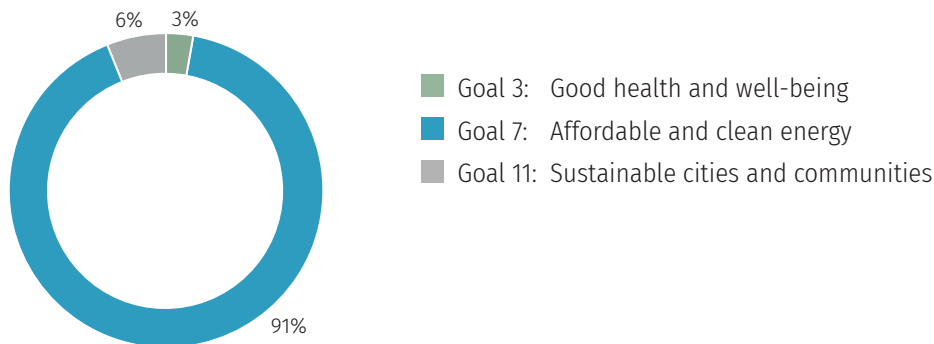
In 2024 and 2025, working with Net Purpose, PUBLICA extended the UN Sustainable Development Goal measurement to other asset classes. Using data from the external asset managers, Net Purpose classified the infrastructure debt and equities in line with the UN Sustainable Development Goals. The analysis revealed that just under 40% of infrastructure debt and 37% of infrastructure equities make a positive contribution to Goals 3, 4, 7, 9 and 11. In this asset class too, data availability and quality remain limited.

### Breakdown of infrastructure debt making a positive contribution to the UN Sustainable Development Goals



Source: Net Purpose and asset managers

### Breakdown of infrastructure equities making a positive contribution to the UN Sustainable Development Goals



Source: Net Purpose and asset managers

### Findings from the most recent survey on the UN Sustainable Development Goals

Capturing the contributions to the UN Sustainable Development Goals still involves challenges. Data availability and quality are limited. Additionally, the large number of targets and indicators makes measurement highly complex. Changes to the figures over time are often difficult to attribute with certainty, because they are influenced by a range of factors, some of them external. PUBLICA will review its approach to measuring against the UN Sustainable Development Goals in the coming years, and refine it where necessary.

## 3 What we have achieved in the asset classes

### 3.1 Corporate bonds and equities

#### Dialogue continued

Over recent years, PUBLICA has continued to pursue dialogue, working with its specialised partners. SVVK-ASIR conducts dialogue with companies in response to systematic and serious violations of norms by individual firms or on thematic focus areas such as climate, biodiversity and human rights. These themes often affect an entire sector. Read more about the [climate dialogue with Holcim](#) and [workers' rights in the luxury brand supply chain](#) on the SVVK website.

In the case of three companies (SDIC Power Holdings, Tongling Nonferrous Metals Group, China Railway Construction), the dialogue was unsuccessful. SVVK-ASIR has been recommending their exclusion since 2025. PUBLICA is implementing the recommendations.

In Switzerland, Inrate continued the dialogue with the companies on the following focal areas:

- Environment: measurement of CO<sub>2</sub> emissions (Scope 3), sustainable products and biodiversity
- Society: human rights and treatment of psychosocial risks
- Governance: powers of the board of directors and ESG criteria in the remuneration system

The progress made is documented in [Inrate's engagement report](#).

The partners' engagement policies can be found on their websites:

- [SVVK-ASIR](#)
- [Climate Action 100+](#)
- [Inrate Responsible Shareholder Group](#)

#### Voting rights exercised and votes cast against directors

Acting on behalf of PUBLICA, the proxy voting agency rejected 20% of agenda items at Swiss companies in 2025. The issues on which the highest proportions of rejections occurred were:

- capital band,
- capital increase or reduction,
- amendments to the articles of association,
- election of the remuneration committee,
- remuneration report,
- remuneration of the executive board and board of directors.

Abroad, the proxy voting agency rejected 22% of agenda items, with the highest proportion of rejections among motions on remuneration. Both in Switzerland and abroad, motions on remuneration were rejected when it was deemed too high or the remuneration systems were not transparent.

In 2025, PUBLICA again voted against [McDonald's](#) CEO and Chairman Chris Kempczinski in response to the stagnating dialogue on workers' rights. PUBLICA also voted against individual directors or abstained at other companies owing to lack of progress on dialogue. These include Berkshire Hathaway, BP and Woodside.

In 2025, PUBLICA took part in the rezonanz ranking for the first time, and was placed 44th out of 404. The ranking rates global asset managers as well as Swiss and foreign pension funds. rezonanz is a Swiss company that specialises in evaluating the exercise of voting rights by institutional investors. The rezonanz ranking assesses voting behaviour at annual general meetings on sustainability issues

in five categories: governance & remuneration, climate, diversity & workers' and human rights, politics & lobbying, and other environmental and social topics. PUBLICA's good placement reflects the fact that it takes account of sustainability issues when voting on all the categories observed.

Detailed information on PUBLICA's exercise of voting rights at individual annual general meetings is published on [PUBLICA's website](#). The guidelines on the exercise of voting rights in Switzerland and abroad can be viewed on [Inrate's website](#).

**Minor revisions to the climate-efficient equity index.**

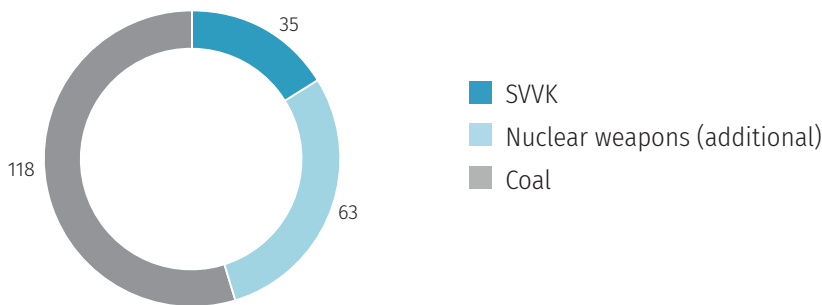
PUBLICA has a climate-efficient equity index, which overweights companies that derive opportunities from climate change and underweights those exposed to climate-related risks. Market circumstances in Switzerland and Europe have changed. For this reason, PUBLICA slightly reduced its climate efficiency requirements in 2025. Read more about the climate-efficient equity index on [PUBLICA's website](#).

**Companies excluded**

PUBLICA adopts the exclusion recommendations issued by SVVK-ASIR and publishes them on its [website](#). Additionally, PUBLICA excludes further nuclear weapons manufacturers that violated the Nuclear Weapon Bank Treaty, as well as companies on Urgewald's [Global Coal Exit List](#), unless PUBLICA is already in dialogue with them via its partners or they have a credible coal exit plan.

A total of 216 companies were excluded in 2025 (prior year: 223).

**Exclusions (number)**



Source: PUBLICA

**3.2 Real estate Switzerland**

**CO<sub>2</sub> objectives**

PUBLICA has defined a CO<sub>2</sub> reduction path (Scope 1). This includes interim targets of reducing CO<sub>2</sub> emissions (Scope 1) to 5.6 kg CO<sub>2</sub>e/m<sup>2</sup> ERA for 2030 and 4.2 kg CO<sub>2</sub>e/m<sup>2</sup> ERA for 2035. According to PUBLICA's internal energy monitoring, Scope 1 CO<sub>2</sub> emissions were reduced by 7.6% between 2020 and 2024.<sup>1</sup>

<sup>1</sup> The portfolio's CO<sub>2</sub> values are always reported on the basis of data for the prior financial year. The impact of acquisitions, project developments and optimisations of the existing portfolio on the CO<sub>2</sub> intensity in the 2025 reporting year can only be reported in the coming years.

To achieve the CO<sub>2</sub> targets, PUBLICA implemented the following measures in its real estate:

- **Operational optimisations:** In 2022, PUBLICA initiated systematic operational optimisations of its existing portfolio, and since then it has improved the technical operating system (heating, ventilation, air conditioning, control systems and other technical installations) at 29 of 87 portfolio properties. Eight properties underwent optimisation in 2025.
- **Heating system replacement:** In 2023, PUBLICA began replacing the fossil-fuel heating systems in existing properties with renewables. Four such replacements were completed between 2023 and 2025.
- **Project development in line with the recognised SNBS standard:** In 2025, PUBLICA acquired a plot of land for a project development comprising around 200 apartments and business premises at Glattpark in Opfikon. The project is expected to be SNBS Gold certified.

### REIDA CO<sub>2</sub> benchmark

PUBLICA once again took part in the REIDA CO<sub>2</sub> Report and Benchmark in 2025. In all, 36 investors with a total of 90 portfolios reflecting a market value of CHF 240 billion participated. PUBLICA's portfolio is 9% better for energy efficiency and has a 6.8% lower greenhouse gas intensity than the REIDA peer benchmark. According to the Report and Benchmark 2025, the climate-adjusted Scope 1 CO<sub>2</sub> emissions rose from 8.5 kg CO<sub>2</sub>e/m<sup>2</sup> ERA (consumption data for 2023) to 8.8 kg CO<sub>2</sub>e/m<sup>2</sup> ERA (consumption data for 2024). This was due to the strategic sale of the La Maladière shopping centre in Neuchâtel which, with an energy reference area of 27,000 m<sup>2</sup>, accounted for 3.7% of the overall portfolio. The property is cooled and heated with renewable energy: water from Lake Neuchâtel and heat recovery from the refrigeration units. If La Maladière were still in the portfolio, the CO<sub>2</sub> emissions would have fallen rather than risen in 2024 compared with 2023.

### Real estate Switzerland

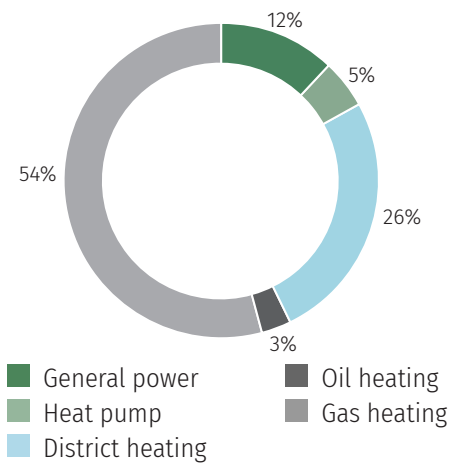
	Units	2024	2023	2022	Benchmark 2024*	Transparency rate	Source
CO <sub>2</sub> intensity (Scope 1, climate-adjusted)	kg CO <sub>2</sub> e/m <sup>2</sup> ERA/year	8.8	8.5	8.9	–	100%	REIDA
CO <sub>2</sub> intensity (Scope 2, climate-adjusted)	kg CO <sub>2</sub> e/m <sup>2</sup> ERA/year	2.1	2.2	2.4	–	100%	REIDA
CO <sub>2</sub> intensity (Scopes 1+2, climate-adjusted)	kg CO <sub>2</sub> e/m <sup>2</sup> ERA/year	10.9	10.7	11.3	11.3	100%	REIDA
Energy intensity	kWh/m <sup>2</sup> ERA/year	84.3	82.2	84.9	91.0	100%	REIDA

\* Benchmark = REIDA Peer Benchmark Group: Mixed

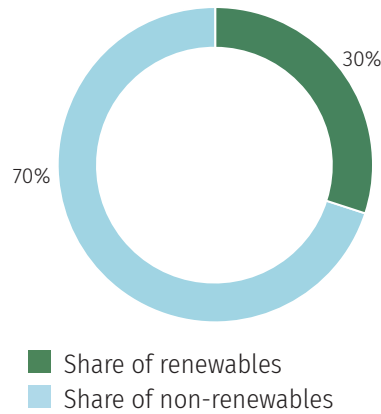
### Energy source mix

The share of renewable energy across the Swiss real estate portfolio as a whole stands at 30%. During 2025, PUBLICA replaced the fossil-fuel heating systems at two existing portfolio properties in Lausanne and Igis. As far as possible, PUBLICA times energy-efficiency measures to coincide with necessary renovations, to take account of environmental and economic factors.

**Energy source mix**



**Share of renewables vs non-renewables**



Source: REIDA (2024 data)

PUBLICA continued to pursue the issue of increasing transparency among district heating providers. In this, it received strong support from SVVK, which set up a working group together with the Federal Office of Energy (SFOE), the Thermische Netze Schweiz (TNS) association and representatives of real estate investors. The outline of a public database of Swiss district heating networks has been completed, and is scheduled for implementation over the coming year.

**3.3 Private market investments**

**External asset managers: transparency increased**

PUBLICA mandates five asset managers for the corporate, infrastructure and real estate debt asset classes. It also invests in 14 international real estate funds from 11 asset managers and three infrastructure funds from three asset managers, and makes infrastructure co-investments as part of a partnership with other Swiss pension funds.

In 2025, the focus was once again on increasing transparency in environmental, social and governance matters. The quality of the data basis has improved further, and more data are available than in previous years. This is mainly because the asset managers have expanded their range of data gathering tools. Nevertheless, there are still marked differences in data availability and quality between the individual asset classes. The annual evaluation also focused on continuity in the asset managers' reporting, with the aim of facilitating a longer-term analysis in future.

An evaluation of the reporting reveals the following:

- All asset managers have signed up to the United Nations Principles for Responsible Investment (UN PRI), four are also members of global net-zero initiatives, and 15 out of 19 have set themselves a net-zero target at portfolio manager level by 2050 at the latest.
- All 14 real estate funds are members of the Global Real Estate Sustainability Benchmark (GRESB) and demonstrate good to very good results. The change in the star rating is due to the relative positioning of the real estate funds within their peer group, and not directly to a change in the ESG measures implemented. The absolute GRESB scores are stable, as the results show.

Fund	2025		2024	
	Stars	Score	Stars	Score
AEW EUROCORE Fund	5	93	5	92
AXA CoRE Europe Fund	4	89	4	83
Dexus Shopping Center Fund	5	91	5	90
Dexus Wholesale Property Fund	4	90	5	88
GPT Wholesale Office Fund	4	88	5	90
Hines Pan-European Core Fund	5	95	5	93
LaSalle Property Fund	3	82	4	82
M&G Asia Property Fund	4	89	5	89
Nuveen Real Estate Asia Pacific Cities Fund	5	90	4	88
PGIM Real Estate European Core Diversified Property Fund	5	90	4	89
PRISA LP	4	87	4	87
RREEF America REIT II	3	82	4	82
BGO Diversified US Property Fund	4	86	4	85
BGO Prime Canadian Property Fund	4	87	4	87

- In all, 11 of the 14 real estate funds have a net-zero target. In those that do not, we expect that one manager will set one soon and communicate this publicly. In the case of the other two it is unlikely, given the political environment in the US, that they will commit to a net-zero target in the foreseeable future. PUBLICA conducts regular discussions with the two managers, and is convinced that they will continue to pursue systematically the measures already implemented to reduce CO<sub>2</sub> emissions.

Fund	Net-zero target	Target year	Interim target
AEW EUROCORE Fund	Yes	2050	2030
AXA CoRE Europe Fund	Yes	2050	2025
Dexus Shopping Center Fund	Yes	2022	-
Dexus Wholesale Property Fund	Yes	2022	-
GPT Wholesale Office Fund	Yes	2020	-
Hines Pan-European Core Fund	Yes	2040	2030
LaSalle Property Fund	Yes	2050	2030
M&G Asia Property Fund	Yes	2050	-
Nuveen Real Estate Asia Pacific Cities Fund	Yes	2040	2025
PGIM Real Estate European Core Diversified Property Fund	No	-	-
PRISA LP	No	-	-
RREEF America REIT II	No	-	-
BGO Diversified US Property Fund	Yes	2050	2030
BGO Prime Canadian Property Fund	Yes	2050	2030

- All five asset managers with mandates operate in accordance with the same rules on exclusions as PUBLICA already applies to equities and corporate bonds: exclusion of controversial weapons, coal, and companies where dialogue is unsuccessful. As regards the 14 real estate funds, three infrastructure funds and the co-investments, PUBLICA has less influence on how the exclusion criteria are set.

PUBLICA's partners integrate environmental and social issues into their investment process and have signed up to initiatives. This year, PUBLICA reports for the second time an aggregated evaluation of the CO<sub>2</sub> and energy metrics for the portfolio of 14 real estate funds. This is shown below. In all the other asset classes, substantial gaps remain in the gathering of these figures. Here PUBLICA is liaising closely with the asset and fund managers to improve reporting in future. As things stand, there is no reason to replace a partner due to lack of efforts in the area of ESG.

### Real estate international evaluated for the second time

PUBLICA remained in close contact with the asset managers of the real estate funds in 2025, leading to an improvement in data quality. As with real estate Switzerland, the Scope 1 and Scope 2 CO<sub>2</sub> intensities and energy intensity of the portfolio were evaluated. There has been a further pleasing increase in transparency, along with slight improvements in the energy efficiency and CO<sub>2</sub> intensity of PUBLICA's portfolio. The figures for 2023 were also gathered again, to reflect the improved data basis. While the real estate Switzerland portfolio is concentrated mainly on the residential sector, the international portfolio has a strong presence of other sectors, such as office premises and logistics. For this reason, there are limits on the comparability of the two asset classes. Over the coming years, PUBLICA aims to disclose even more information that contains findings and can be reported on the basis of other key metrics.

#### Real estate international

	Units	2024	Transparency rate	2023	Transparency rate	Source
CO <sub>2</sub> intensity (Scope 1)	kg CO <sub>2</sub> e/m <sup>2</sup> /year	5.3	90%	6,2	85%	Asset manager
CO <sub>2</sub> intensity (Scope 2)	kg CO <sub>2</sub> e/m <sup>2</sup> /year	18.3	94%	21.4	90%	Asset manager
Energy intensity	kWh/m <sup>2</sup> /year	84.1	85%	87.6	86%	Asset manager

### Social and green facilities

Within the private corporate and real estate debt, as well as infrastructure debt and equities asset classes, PUBLICA invests

- CHF 416 million in social facilities (e.g. schools) and
- CHF 857 million in green facilities (e.g. renewable energies).

To categorise these, the external asset managers use the [Green and Social Bond Principles and Sustainability Bond Guidelines](#).

In 2024, PUBLICA also began cooperating closely with other pension funds to implement the infrastructure equities asset class: in partnership with three other, like-minded Swiss pension funds and the Dutch pension fund asset manager APG, PUBLICA makes cost-efficient and transparent direct investments in high-quality infrastructure facilities. The first two transactions took place in 2025, with investments in renewable energy in North America and power transmission in Europe. Others are to be added over the next two to three years.

## 4 Summary

Since the Swiss Association for Responsible Investments (SVVK-ASIR) was founded 10 years ago, dialogue with companies has proven to be an effective method of addressing violations of environmental rules, human rights and business ethics. The collaboration among members within the SVVK is unique within the sector. The dialogues and topics are discussed in depth and solutions are developed that actually bring about change. One example is SVVK's 2025 initiative to implement a public database of Swiss district heating networks.

The rezonanz ranking shows that PUBLICA exercises its voting rights consistently: it achieved good to very good results, and was placed 44th among 404 investors. Where the dialogue failed to progress, PUBLICA took escalating action and opposed the election of individual directors. Dialogue and the exercise of voting rights underpin PUBLICA's rights as a shareholder. Making active use of those rights requires persistence and staying power in order to achieve tangible improvements. PUBLICA will consistently maintain this approach.

Over the last four years, PUBLICA has cut the CO<sub>2</sub> emissions (Scope 1) of its Swiss real estate. This was the result of

- ongoing operational improvements to the existing portfolio properties,
- replacement of fossil-fuel heating systems with renewable energy and
- project developments and major cyclical renovations in accordance with recognised SNBS and Minergie standards.

The CO<sub>2</sub> intensity of the foreign real estate funds was also reduced.

In partnership with three other, like-minded Swiss pension funds and the Dutch pension fund asset manager APG, PUBLICA makes cost-efficient and transparent direct investments in high-quality infrastructure facilities. The first two transactions took place in 2025, with investments in renewable energy in North America and power transmission in Europe.

Working closely with the external asset managers and Net Purpose over the last two years, PUBLICA has classified its private infrastructure investments in line with the UN Sustainable Development Goals. It also once again calculated the contributions made to the Goals by the companies in its equity and corporate bond portfolio. The limited availability and quality of data, together with the complexity of measurement, make it difficult to assess the results. PUBLICA will review its measurement approach over the coming years.

12 March 2026

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Source: MSCI. Calculated on MSCI Analytics.

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Source: Net Purpose: Underlying company data is based on the latest published and public company information.

Source: Inrate. The Swiss Federal Pension Fund PUBLICA's partner for exercising voting rights at the annual general meetings of Swiss companies is Inrate AG. Votes are cast in accordance with the published voting guidelines and the list of criteria. Inrate supplies voting recommendations in advance of the annual general meetings and provides full support for reporting.

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