HIAG

Position Paper on Biodiversity

HIAG's business activities have an impact on biodiversity. This strategic document describes HIAG's impact on biodiversity and explains the measures taken to reduce negative effects.

1 Importance of biodiversity

Biodiversity describes the diversity of genes, species and ecosystems as well as their interaction. In interaction with inorganic structures, it ensures the long-term survival of central ecosystem services. A collapse of biodiversity and the associated loss of key ecosystem services would have negative economic consequences. Accordingly, the loss of biodiversity is an economic risk.

Currently, climate change, the modification or pollution of habitats and the spread of alien species in particular contribute to a global reduction in biodiversity. In contrast to climate change, biodiversity loss can often be counteracted locally.

2 Situation in Switzerland

Over the last 150 years, the loss of biodiversity in Switzerland has become more acute. Despite measures taken, it has not yet been stopped. For example, dwindling habitats have reduced and isolated certain populations. Floodplains, moors and dry meadows and pastures, near-natural springs and watercourses are particularly affected by this decline. The main drivers behind this are the expansion of settlements and infrastructure, agriculture, invasive species and the effects of climate change.

In Switzerland, it is customary for the authorities to set clear guidelines for settlement development. Some of these requirements also concern biodiversity. As a state party to the Convention on Biological Diversity (CBD) and numerous other international agreements, Switzerland is committed to the conservation and promotion of biodiversity. To this end, it has drawn up an action plan at national level.

3 Impact of HIAG on biodiversity

HIAG's biodiversity policy can influence the rental attractiveness of properties as well as HIAG's reputation as a responsible company. For example, biodiversity-promoting measures can contribute to attractive outdoor spaces, improve the microclimate through shading and greening, and support a balanced water supply.

HIAG's activities have local, supra-regional and global impacts on biodiversity. While real estate projects and the maintenance of the sites cause local landscape changes, the procurement of operating energy and the extraction of building materials have indirect and more extensive effects.

As the owner of numerous sites with a total area of several hundred hectares, HIAG has the opportunity to have a positive impact on biodiversity. It goes without saying that HIAG implements the projects exclusively in officially confirmed settlement areas and in accordance with official requirements.

4 Measures to protect and promote biodiversity

HIAG wants to take advantage of its opportunities to counteract the loss of biodiversity. The company has therefore taken a wide variety of measures and integrated them into policies and processes.

4.1 Brownfield Developments

Through the business model of further developing areas that have already been developed for the most part (brownfield developments), HIAG mitigates the problem of urban sprawl and contributes to strengthening the internal densification of Swiss settlement areas that the federal government is striving for. By converting historic industrial sites, HIAG removes environmentally harmful pollutants from former industrial uses and thus makes a positive contribution to people and the environment. In addition, the extensive areas often have extensively used forest and meadow areas. These offer attractive recreational space for tenants and have a positive influence on the character of the areas. This applies in particular to the microclimate.

4.2 Consideration of biodiversity in the development of development concepts

According to the Manifesto for Sustainable Building, site-specific environmental concepts must be created for new developments, which also take biodiversity into account. This results, for example, in new biotopes, green roofs or networking corridors. The number of measures implemented is not recorded at group level. Certification does not usually take place. However, the measures can be part of a building certification and are checked by the responsible certification body in this case.

4.3 Exchange with stakeholders

In accordance with HIAG's Sustainability Policy, local protection provisions and the resulting requirements or restrictions on use are included in development planning from the outset. These include, for example, nature and biodiversity conservation requirements as well as other site-specific protection requirements. Surrounding protected areas are also taken into account. Thanks to proactive cooperation with local authorities and other stakeholders, targeted solutions can be developed and a contribution to the overarching political objectives can be made.

4.4 Responsible sourcing

HIAG is committed to resource-saving project implementation with sustainably sourced raw materials. The share of renewable energy in the procurement of operating energy is also to be further increased and energy efficiency improved.

4.5 Biodiversity-friendly maintenance

The preservation and promotion of biodiversity is also taken into account in the operation and maintenance of the properties. The Sustainable Facility Management Agreement defines corresponding principles for the sustainable management of outdoor spaces. The focus is on site-appropriate and near-natural care as well as the long-term preservation of ecologically valuable areas and structures. This includes, for example, the control of invasive plants. This is intended to preserve and further develop the ecological qualities created as part of the site development in the long term during the operating phase.

4.6 Measures taken

HIAG has taken the following measures to promote biodiversity and reduce the negative impact of its operations on biodiversity:

- Promotion of local planting and renunciation of invasive plant species (Source: Catalogue of criteria for the Manifesto for Sustainable Building)
- 7-point plan against light pollution (Source: Sustainability Policy)
- Demand for site-specific biodiversity strategies (Source: Catalogue of criteria for the Manifesto for Sustainable Building)
- Biodiversity-friendly maintenance of outdoor spaces (Source: Agreement on Sustainable Facility Management)
- Creation of retention areas (Source: Sustainability Policy)
- Sourcing of products of sustainable origin and certified wood products (Source: Sustainability Policy)
- Promotion of the circular economy (Source: Position paper Circular Economy)
- Promoting energy efficiency (Source: Reduction path)
- Greenhouse gas reduction targets for construction and operation (Source: Reduction path and target value for construction emissions)
- Involvement of stakeholders in project development (Source: Sustainability Policy)

5 Objectives and aspirations

HIAG takes the topic of biodiversity seriously. Defined biodiversity measures are taken into account in the projects. Awareness of the topic is strengthened through internal awareness. At the same time, HIAG continuously reviews its biodiversity policy in order to improve its effectiveness and take new findings into account.

Approved by the management on 11.11.2026

This document is a translation of the original German version. In the event of any conflict, the German version shall prevail.