Environmental statement

of MÜNCHENSTIFT GmbH Gemeinnützige Gesellschaft der Stadt München in accordance with Article 4 of the European Eco-Management and Audit Scheme (EMAS; EC 1221/2009)

Reporting year: 2024
Data basis: 2022 to 2024

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The MÜNCHENSTIFT

MÜNCHENSTIFT is a non-profit organization and a wholly owned subsidiary of the City of Munich. With nine care and nursing homes, five supported residences, five ambulatory care service bases and three day care facilities, it is the largest service provider for senior citizens in Munich. MÜNCHENSTIFT currently employs around 2,256 people.

This environmental statement is part of MÜNCHEN- STIFT's environmental management system in accordance with Art. 4 of the European Eco-Management and Audit Scheme (EMAS). In this environmental statement, MÜNCHENSTIFT provides transparent information in accordance with the required obligations, presents the current environmental performance and explains the internal guidelines, targets and measures for improving these.

As the largest provider of nursing and long-term care in Munich, MÜNCHEN- STIFT is particularly committed to environmental protection. For this reason, our corporate activities are consistently geared towards avoiding environmental pollution and conserving resources. Sustainability and environmental protection are indispensable values for MÜNCHENSTIFT. This is why MÜNCHENSTIFT is committed to United Nations Sustainable Development Goals (SDGs) and to the climate neutrality of the state capital of Munich by 2035.

With the help of the environmental management system, we strive to continually reduce negative environmental impacts and to work continuously on improving environmental measures. As a credible instrument of corporate management, EMAS enables MÜNCHENSTIFT to measure progress and identify potential for improvement and possible deficits in its environmental policy.

Sustainability as a corporate value

MÜNCHENSTIFT is a value-oriented company. Nine core values form the framework for the work, the interaction with each other and with the people who are cared for and assisted by MÜN- CHENSTIFT. Sustainability was already in the company's canon of values in 2020. In the course of 2025, sustainability management will be introduced as part of the preparation of the first CSRD report.

In addition to ecological and economic factors, MÜNCHEN- STIFT also takes social aspects into account in the sustainable development of the company. This is the only way to ensure continuous improvement in environmental performance in the long term.

Facilities, services & organizational structure

MÜNCHENSTIFT operates a total of nine **care and nursing homes**, five **retirement homes**, five ambulatory care service **bases** and three day care facilities. Haus St. Josef also operates a "residence for children", where children are cared for by MÜNCHENSTIFT employees in two groups (crèche children and kindergarten children). The head office is housed in its own administration building. The services cover the entire spectrum of long-term care, from domiciliary semi-residential to fully inpatient care, as well as *"independent living accommodation"* and the "home from home" program.
"Serviced living accommodation".

An average of 2,200 residents currently live in the care and nursing homes - with an occupancy rate of 99.58% in 2024. In 2024, the care service provided care to an average of 648 customers throughout the city. The day care facilities had an average of 38 clients per month, which to an occupancy rate of 95.36% (the average occupancy rate is based on working days per year, as day care is only open on weekdays).

Organizationally, the two day care facilities and the five bases of the outpatient care service are assigned to the respective care and nursing homes in the corresponding district. Ambulatory care services operate the St. Josef residence, the residence on Rümannstrasse, the Hans-Sieber residence, the residence on Effnerstrasse and the residence on Tauernstrasse. The preparation of meals by the Meals on Wheels service ("Essen auf Rä- dern") is also assigned to the canteen kitchens of the respective care and nursing homes in the corresponding district. In 2024, the Meals on Wheels service delivered a total of 164,000 meals (449 deliveries a day on average) and 10,000 cakes to Munich customers and collective customers such as retirement and service centers and day care facilities. These meals are prepared in the kitchens of our care facilities and delivered from there to customers by an external service provider in Munich.

The facilities and menu service are managed and supported centrally by the head office.

For better comparability, the following categories for the MÜNCHENSTIFT facilities are therefore used for this environmental statement:

1. **Nursing homes**:
   St. Martin (MAR), St. Maria Ramersdorf (RAM), Alfons-Hoffmann-Haus (AHH), Haus an der Tauernstraße (TAU), Heilig Geist (HLG)
2. **Care and nursing homes** (incl. serviced living accommodation)
   St. Josef (JOS), residence on Rümannstraße (RÜM), Hans-Sieber-Haus (MAN), residence on Effnerstraße (EFF)
3. **Supported residences**
   - Münchener Bürgerheim (BÜR), Mathildenstift (MAT) & Queer Quartier Her- zog*in (QQH) are managed by the head office.
   - Karl-Rudolf-Schulte-Haus (KRS) is managed by the residence on Rümannstrasse.
   - Margarete-von-Siemens-Haus (MSH) is managed by the St. Josef residence.

The St. Martin, St. Josef and Rümannstraße residences are leased and belong to the City of Munich. Urgently needed general renovations are pending here, which are being planned by the state capital. The Heilig Geist, Münchener Bürger- heim, Mathildenstift, Karl-Rudolf-Schulte-Haus, Margarete-von-Siemens-Haus and Haus an der Tauernstraße residences are foundation houses. MÜNCHENSTIFT is responsible for operating these residences and is responsible for their legally compliant operation, operational safety and high standard of care.

Two new buildings are currently being constructed for the Hans-Sieber-Haus (built in 1978) and the residence on Tauernstraße (built in 1973), as these two facilities no longer meet the current structural standards of care facilities and are getting on in years.

The two new buildings will be constructed in accordance with the EH40+ standard and the City of Munich's ecological criteria catalog and will therefore be significantly more energy-efficient than the existing buildings. This alone is expected to save MÜNCHENSTIFT a considerable amount of energy from the time it opens in 2027. PV systems are planned for both residences and this will be taken into account.

Multi-site process

The sampling is based on a clustering of the locations according to activities, environmental aspects and legal requirements. Two main groups were formed: Nursing residences (NACE 87.1), which provide inpatient care and assistance for the elderly and may include supplementary day care, assisted living or meal delivery, and residential care homes for the elderly (NACE 87.3), specialize in renting apartments for seniors living independently with additional services such as home emergency call and meal delivery. However, as the supported residences do not operate an independent environment management system, but are managed and managed by the head office or an assigned nursing home, no separate cluster is formed for this; instead, the respective facilities are assigned to the responsible residence or directly to the head office (see organization chart).

In addition to the two main groups, there is an extra group comprising the main administration (head office) and the St. Josef residence in Sendling. The latter was considered separately due to the additional kindergarten it operates. In addition, the completion of the new nursing homes currently under construction will create another group to be considered separately from 2027, as these will meet different environmental requirements due to their construction and environmental standards (EH40+ and the City of Munich's ecological criteria catalog).

The sample locations were selected both randomly and specifically according to synergies in the assessment process, whereby facilities with comparable activities, environmental aspects and management structures highly comparable within the groups, thus ensuring the representativeness of the sample.

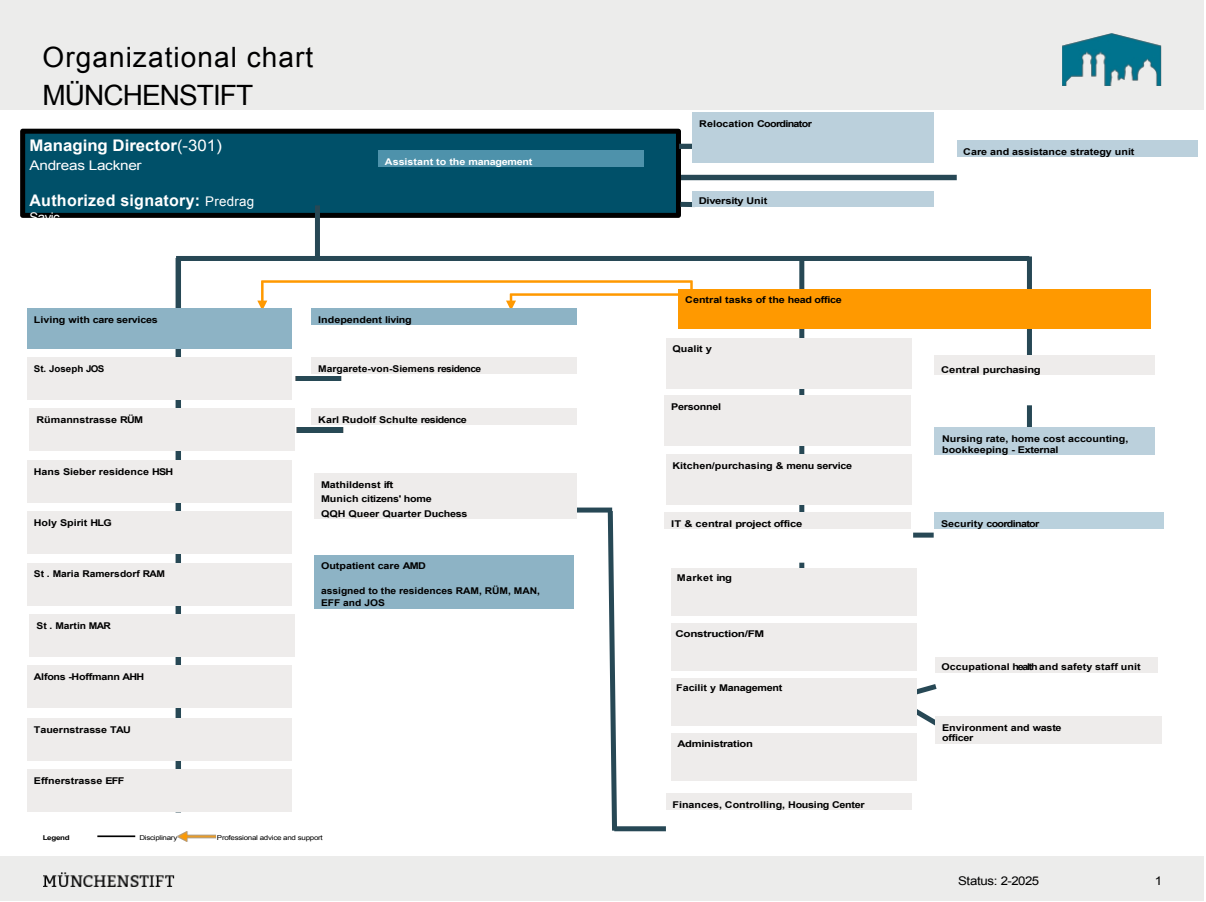


Figure 1: Organizational chart of the MÜNCHENSTIFT head office

Environmental management system

The introduction of EMAS as an environmental management system MÜNCHENSTIFT is an open-ended project designed to examine all tasks, activities and processes in the company from the point of view of their environmental impact. The aim is to introduce and maintain systematic regulations that will result in environmental protection becoming a natural part of day-to-day business activities alongside quality, service and economic efficiency.

The guidelines for EMAS certification serve the MÜNCHENSTIFT as a guide for all the activities that are necessary to fulfill the requirements of EMAS and thus to continuously improve environmental protection.

Environmental policy

MÜNCHENSTIFT's environmental policy initially set out the objectives in order to define what the company wants to achieve with the environmental management system. In order to implement our environmental policy and eliminate the weaknesses identified in the environmental audit, the company has developed a catalog of objectives and measures.

In addition to ecological and economic factors, our sustainable development also takes social aspects into account. This is the only way we can ensure the continuous improvement of our environmental performance in the long term. EMAS was introduced as an environmental management system at MÜNCHEN- STIFT in order to review the environmental impact of all tasks, activities and processes within the company. The aim is to establish and maintain systematic regulations that that environmental protection becomes a natural part of the company's daily activities alongside quality, service and economic efficiency and that legal compliance is ensured.

We always pay attention to the transparency of our environmental goals and involve everyone involved in the improvement process.

Conservation of resources

- Efficient energy use and purchase of 100% green electricity
- Preference for environmentally friendly products and resources as well as regional and organic foods
- Reducing unavoidable waste and promoting recycling
- Increasing biodiversity and preserving species conservation areas

Commitment to the Munich climate target

- Active support for the climate targets of the City of Munich
- Continuous improvement of our environmental measures to reduce greenhouse gas emissions

Promoting employee engagement and environmental awareness

- Training on environmentally friendly behavior
- Active involvement of employees in finding ideas for environmental protection measures
- Open communication and transparency at all levels

Compliance with binding requirements

- Ensuring compliance with all relevant legal obligations, in particular the quality and hygiene regulations for senior citizens' facilities and care and nursing homes
- Regular review and adjustment of our processes to ensure high environmental, hygiene and quality standards

Responsibilities

Overall responsibility for the environmental management system lies with the management. A central environmental officer has been appointed for the introduction, implementation and further development of the environmental management system. MÜNCHENSTIFT has a separate office for hazardous substances and occupational safety. The responsibilities are shown in the organizational chart:

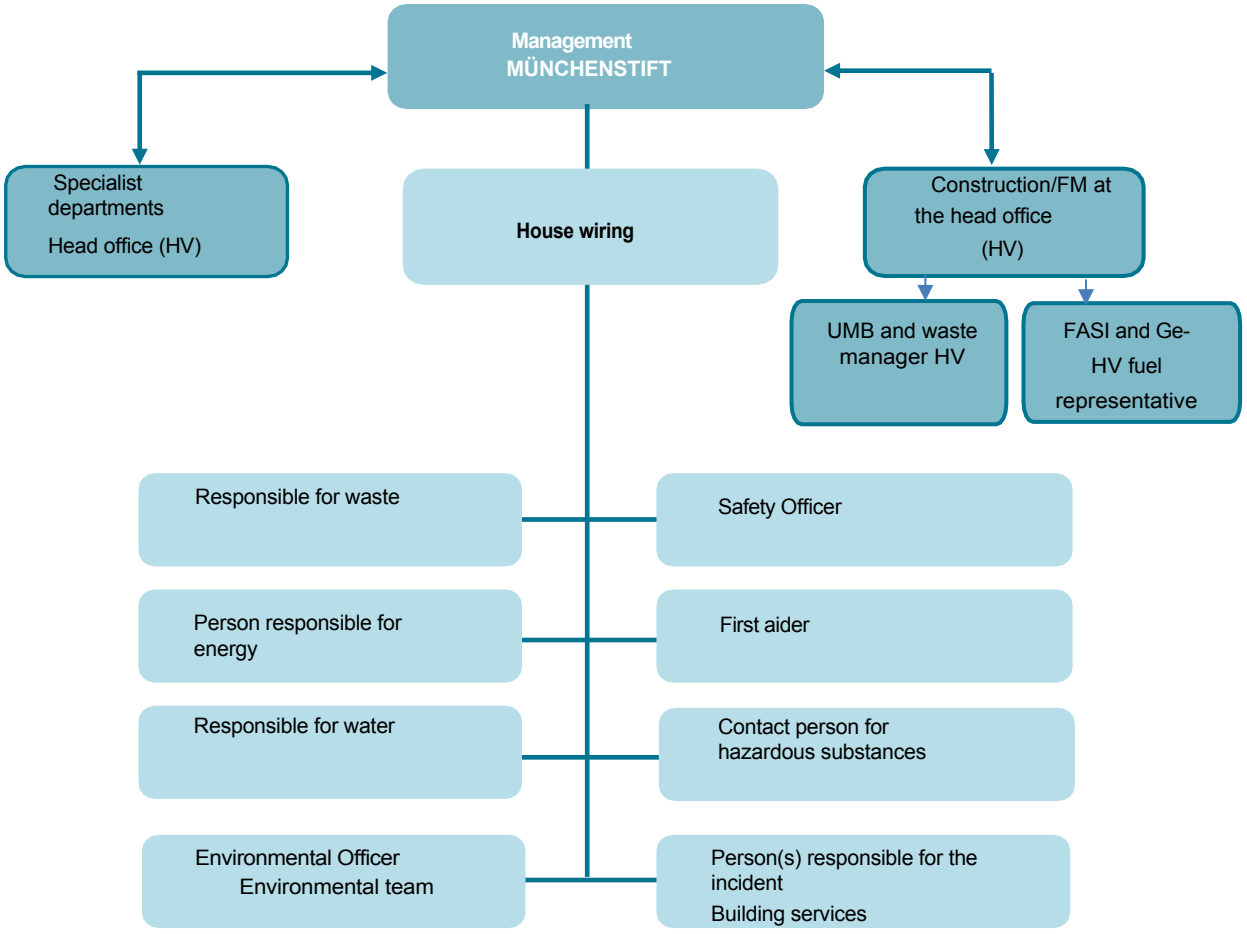


Figure 2: Organizational chart of environmental management at MÜNCHENSTIFT

Procedure and continuous improvement process

The environmental management system at MÜNCHENSTIFT follows the Plan-Do-Check-Act cycle (PDCA cycle). The PDCA cycle is a fundamental concept in the continuous improvement process. It is used for the further development of products, services or concepts and for analyzing the causes of errors. The PDCA cycle consists of four recurring phases: Plan-Do-Check-Act (Plan - Implement - Check - Act).

Figure 3: Illustration of the PDCA cycle

The first **step P** is planning. This includes defining responsibilities, conducting an inventory of the environmental performance (e.g. a detailed data collection, but also a context analysis with consideration of stakeholders as well as risks and opportunities) and deriving the need for action. In this step, the objectives are also defined, overarching in the environmental policy and in an objective and action plan for all facilities, coordinated with the stakeholders on site.

The second step involves **implementation (D)**. This concerns measures in the facilities, but also, for example, process adjustments in the head office (e.g. in procurement). Emergency preparedness and hazard prevention are also addressed here, e.g. fire protection. In addition to the implementation of measures, communication is important in order to raise people's awareness and them to make changes. Responsible action employees is ensured through regular training and instruction, among other things. This ensures optimal implementation of the procedures in day-to-day work. Employees can actively contribute to corporate environmental protection via the company suggestion scheme to the environmental officer.

The **review** step **(C)** assesses the extent to which the EMAS requirements have been implemented and whether the measures were effective. Were the targets set achieved?
Can further improvements be sought in order to continuously improve our environmental performance? If targets are not achieved, it is important to look for the causes and
to "stay on the ball". One method of doing this is internal audits, which are carried out at random in the facilities.

The **action step (A)** consists firstly of a management review in which the status quo of the environmental management system is discussed with the management of MÜNCHENSTIFT and changes to the system, e.g. in relation to the resources provided, are decided. The second building block is the external audit by an environmental auditor, who validates the system and the environmental statement. This takes place annually.

The environmental handbook, which will be replaced by the EMAS certification guideline from 2022, serves as a guide and for quality assurance in all steps of the PDCA cycle.

Environmental goals

The first step was to agree targets. These apply to all MÜNCHENSTIFT facilities and are by the head office. A performance review takes place annually.

The following targets were set for all residences:

Environmental aspect	**Targets until 2030**
Power consumption	5 % saving kWh/BW compared to 2023
Heat consumption	5 % saving kWh/m^2 compared to 2023
Vehicle fleet	90 % share of e-vehicles in the entire fleet
Water consumption	3 % savings m^3/BW compared to 2023
Drinking water hygiene	Optimization flushing processes to reduce negative sampling
Waste volumes Municipal waste	15 % saving kg/BW compared to 2023
emissions	Reduction of Scope 1 & 2 CO2 emissions by 30 % compared to 2022

The following objectives were defined for the management:

Environmental aspect	Targets by 2030
Paper consumption	15 % reduction in the number of printed A4 and A3 pages compared to 2023

The following targets were set for the new buildings:

CO2 emissions	270 t CO2 compared to the old buildings*

*The calculation is from May 2021 and was carried out as part of the planning process, there are currently no updates as the construction has not yet been completed and put into operation.

In 2026, we will be able to achieve significant energy savings with the completion of two new buildings (replacement buildings for two residences). The new residence on Tauernstrasse is expected to be completed by the end of 2025. The replacement building for the Hans-Sieber-Haus, which will be located on Franz-Nißl-Straße in Allach, is scheduled for completion in mid-2026.

Both buildings are residences for high demands. The foundation for this: a sustainable, ecological construction method:

- **Energy-saving buildings KFW standard EH40+**
- An Efficiency House 40 ("KfW 40") may only have **40% of the primary energy consumption** and only **55% of the transmission heat losses** of the Efficiency House 100 reference building in accordance with the Federal Subsidy for Efficient Buildings (BEG).
- "Plus" standard: In addition to optimum thermal insulation, electricity-generating systems must also be combined with battery storage. A ventilation system with heat recovery is also mandatory.
- Use of sustainable building materials in accordance with the specifications from the ecological criteria catalog of the City of Munich
- Creating nesting areas on the façade for birds
- Use of innovative PV systems
- Extensive greening of unused roof areas to improve the urban climate
- The entire entrance area is irrigated using an automatic irrigation system with stored rainwater from a cistern.
- Retention and infiltration of all roof and surface water on the property
- Preservation and protection of existing trees where possible. For tree felling, the same number of replacement trees will be planted on the property
- Reduction of surface sealing, where possible due to the group of people, by using water-permeable surfaces, e.g. car parking lot paving

- Reduction of car parking spaces to the minimum required by the parking space ordinance and expansion of the number of bicycle parking spaces beyond the requirements of the parking space ordinance.
- Reduction of outdoor lighting to what is necessary (escape routes, main access routes), no lighting in garden areas
- Creation of shaded areas and garden pond to regulate the microclimate at the residence
- The timber façades of the new Franz-Nißl-Straße (FNS) building are rear-ventilated and provide space for thermal insulation measures
- Thick wood inside the FNS provides extra insulation and sufficient soundproofing. At the same time, the wood in the interior promotes comfort.
- To protect the birds and bat species that live in the building, a total of 103 building nesting boxes will be installed in the attics of the façade in consultation with the Bavarian Association for the Protection of Birds and Nature.

Heating

- The base load of the heating load is covered by a biogas-powered CHP unit.
- The proportion of the annual heating energy requirement covered by the CHP unit is at least 90 %.
- A gas condensing boiler system operated with at least 50 % biogas is used to cover peak loads.

Sanitary

- Water-saving fittings and toilet flushes are planned to reduce drinking water consumption.

Ventilation

- Residents' rooms are equipped with a ventilation system.
- All ventilation systems are equipped with heat recovery.

A modern BMS system (Building Management System) ensures energy-efficient control of the residences.

The current Hans-Sieber residence will be returned to the city after MÜNCHENSTIFT moves out and will no longer be under the responsibility of MÜN- CHENSTIFT.

Target achievement

Environmental aspect	Targets by 2030	Target achievement 2024
Power consumption	5 % saving kWh/BW compared to 2023 (=3,133 kWh/BW)	3,304 kWh/BW

Environmental aspect	Targets by 2030	Target achievement 2024
Vehicle fleet	90 % share of e-vehicles in the entire fleet (= 68 vehicles)	28 vehicles are E-operated
Water consumption	3 % savings m^3/BW compared to 2023 (= 97m^3/BW)	104 m^3/BW
Drinking water hygiene	Optimization of flushing processes to reduce negative sampling compared to 2023	18 negative samples compared to 28 in the previous year
Waste volumes Municipal waste	15 % saving kg/BW compared to 2023 (=1,013 kg/BW)	1,118 kg/BW
emissions	Reduction of Scope 1 & 2 CO2 emissions by 30 % compared to 2022 (=6,719 T CO2/a)	8,908 t CO2 emissions

The following objectives were defined for the management:

Environmental aspect	Targets until 2030	Target achievement 2024
Paper consumption 3018 printouts	15 % reduction in the number of printed A4 and A3 pages by 2030	3,331 printouts

Environmental aspects

Environmental aspects are those aspects of our activities, products and services that a positive or negative impact on the environment. We make a fundamental distinction between **direct** and **indirect** environmental aspects.

Our direct environmental aspects are, for example, energy consumption. The effects are a direct consequence of the activities at the site and can be controlled and influenced by us. Indirect environmental aspects arise indirectly from our activities without us complete control over them. Indirect environmental aspects arise, for example, from employees' travel to the site or from the procurement of products.

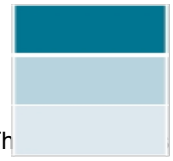
Classification

All environmental aspects are evaluated in terms of their probability of occurrence, severity of environmental impact, legal relevance and control potential. The environmental aspects are subdivided according to the residences and the administration, as the environmental aspects differ, e.. water consumption in the administration is not a significant environmental aspect.

An environmental aspect rated A I, for example, is therefore a particularly important environmental aspect with high relevance for action, for which there is also great potential for control in the short term. For this environmental aspect, priority is given to an improvement measure that can also be implemented in the short term. The figure shows the assignment of the aspects for the Münchenstift residences in the matrix.

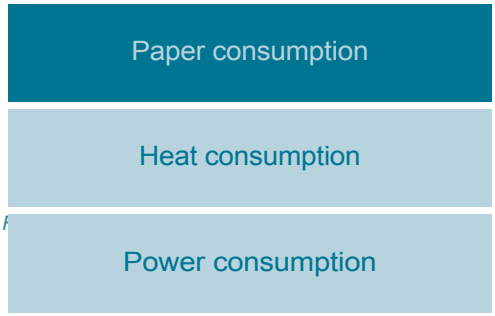
Fleet consumption	Water consumption	Drinking water hygiene
Paper consumption	Amounts of municipal solid waste (residual waste, food waste, grease traps, paper/cardboard)	Heat consumption
Origin and packaging of care materials	Organic and regional share of all food	Power consumption

Figure 4: Environmental aspects of the residences



High materiality material
Lower materiality

Th the allocation of environmental aspects for the administration Münchenstift in the matrix:



High materiality material

Description & Development

The consumption data for the MÜNCHENSTIFT facilities is below. This is done in absolute and relative terms.

We have decided to the number of residents in the facilities as a reference figure, as this is much more meaningful than the number of employees. This also has to do with the structures of the facilities. The personnel intensity and the use of resources differ depending on the variety of services offered in the facilities. The distinction described under Facilities, services & organizational structure is used for comparisons between the facilities. We also relate the heat consumption to the number of residents.

The description and assessment of the data for the following environmental aspects to the period from 2022 to 2024.

Consumption in administration

As the consumption of the administration not comparable with that of the residences, these are shown separately below.

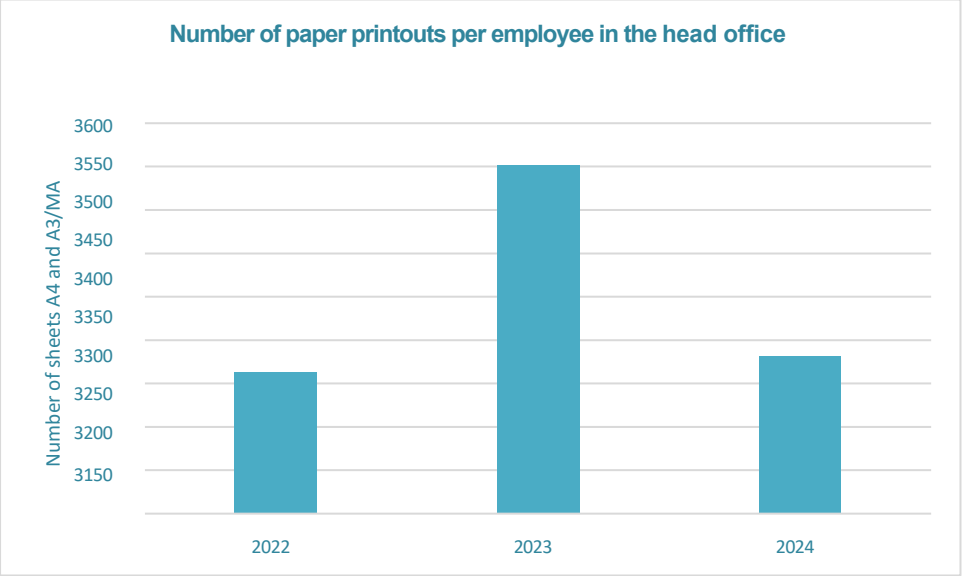


Figure 6: Printouts per employee in the head office in sheets

Due to the tenancy agreement, no electricity and heating data is currently available. An analysis of consumption will be added at a later date.

Electricity and heat supply in the residences

At MÜNCHENSTIFT, energy is provided in the form of electricity and heat. Electricity for various electrically operated systems as well as lighting and ventilation, heat for space heating. Heat at MÜNCHENSTIFT is mainly provided by low-emission district heating. Three facilities are supplied with natural gas due to the lack of a district heating connection. In the Hans-Sieber residence, a highly efficient gas-powered combined heat and power plant generates both electricity and heat.

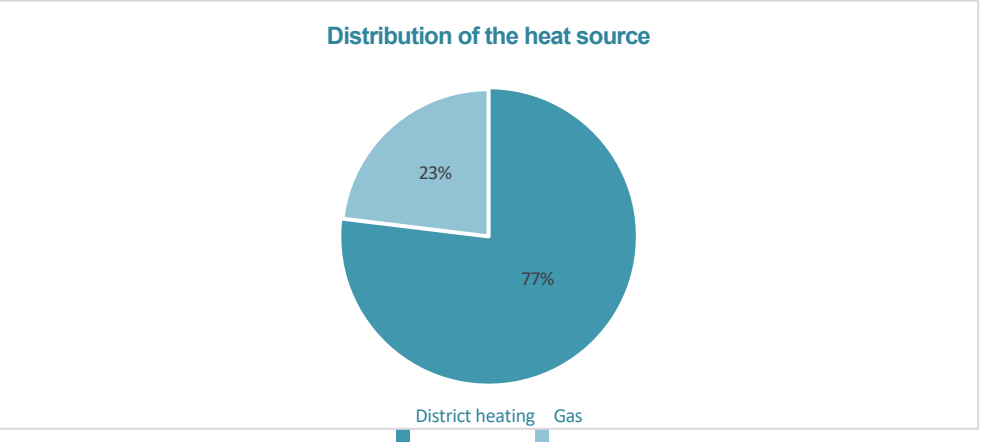


Figure 7: District heating and gas share of all facilities in 2023

In the last three years, total heat consumption across all buildings has by around 5 %. We attribute this in principle to individual technical repairs, but in particular to the heating behavior of employees and their increased awareness through increased training.

There are no sub-meters for electricity and water in the facilities. A more differentiated allocation of individual consumption is therefore not possible and cannot be estimated.

Electricity consumption in the residences

MÜNCHENSTIFT's total electricity consumption has fallen slightly over the years and recently remained almost constant. However, the consumption of the individual facilities varies. This is due, among other things, to the size, the year of construction, the existing infrastructure and the special features described in the Description & Development section.

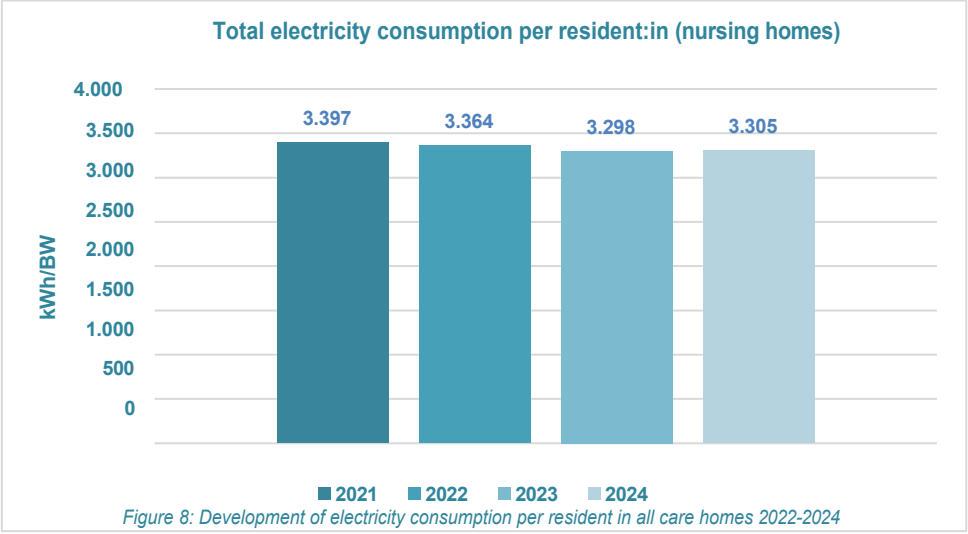


Figure 8: Development of electricity consumption per resident in all care homes 2022-2024

Most facilities were able to achieve a small reduction in overall electricity consumption, primarily through the successive installation of LEDs in stairwells, basements and corridors and due to the training of our employees on how to save electricity in the company.

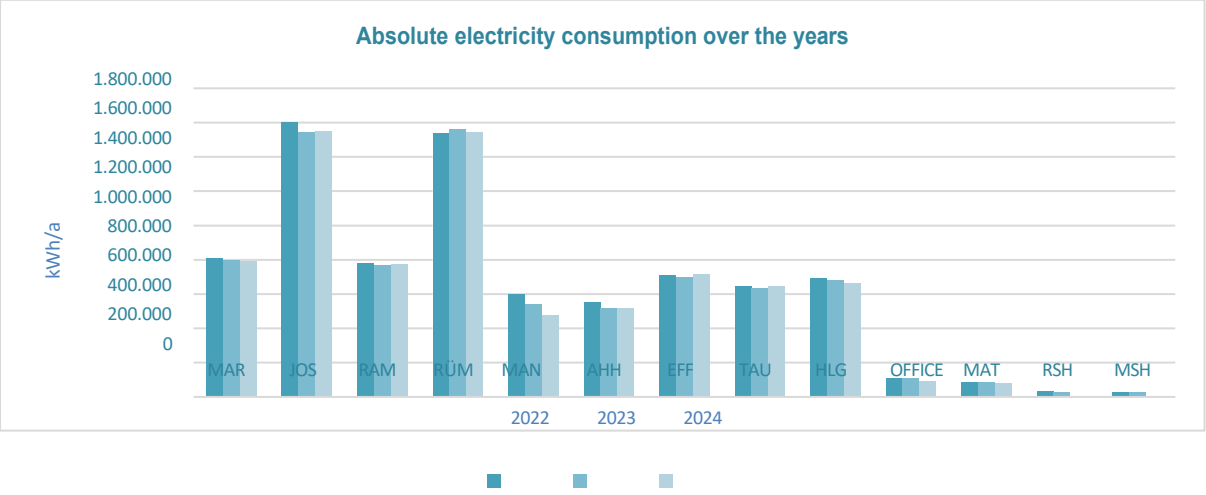


Figure 9: Total electricity consumption per facility 2022-2024

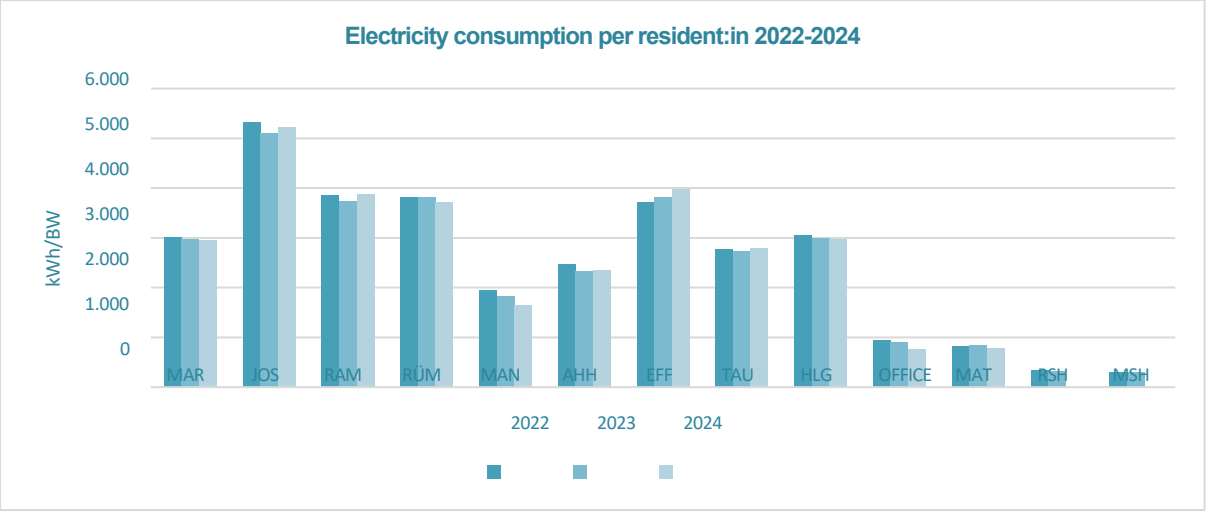


Figure 10: Electricity consumption per resident:in per facility 2021-2023

The apartments of senior citizens who live independently are the main reason for the increased consumption in residences that offer serviced living accommodation, such as Effnerstrasse and St. Josef. Tenants own more electronic devices than residents in care homes. In addition, each apartment has the option of connecting a washing machine or dishwasher to the kitchenette. MÜNCHENSTIFT cannot - and does not want to - interfere with the privacy of the apartment. Nevertheless, here too we try to

residents with regard to energy consumption and hold corresponding information events for residents in the residences.

In addition, residences such as . rent out rooms and sub-areas to Reha Kern or to hairdressers, GPs or therapists. These consumptions influence the total consumption and will be considered in more detail in future.

Electricity generation in the residences

In 2007, MÜNCHENSTIFT cooperated with *Green City Energy* and the *Natur Energieanlagen Projekt (NEAP)* to install photovoltaic systems on the roofs of five care and nursing homes. This was achieved by making the roof areas available to the energy producers free of charge as part of the City of Munich's expanded climate protection program. ~~In~~ 2024, MÜNCHENSTIFT technically overhauled all PV systems and purchased them from the previous owners. This also increased the yield again in 2024. The listed Heilig Geist residence received its own new system at the end of 2024. In total, almost 2.9 million kWh of electricity has already been generated on the roofs of the MÜNCHENSTIFT facilities since the systems were installed, 100% of which has been fed into the grid.

In this way, the company contributes to the generation of green electricity as its own energy producer and makes a contribution to the sustainable energy mix in Germany by feeding surpluses into the general electricity grid.

From 2025, the PV yields from the St. Martin and Rümannstrasse sites will be used by the company itself. The share of renewable energy from PV at the sites will therefore be reported from 2025.

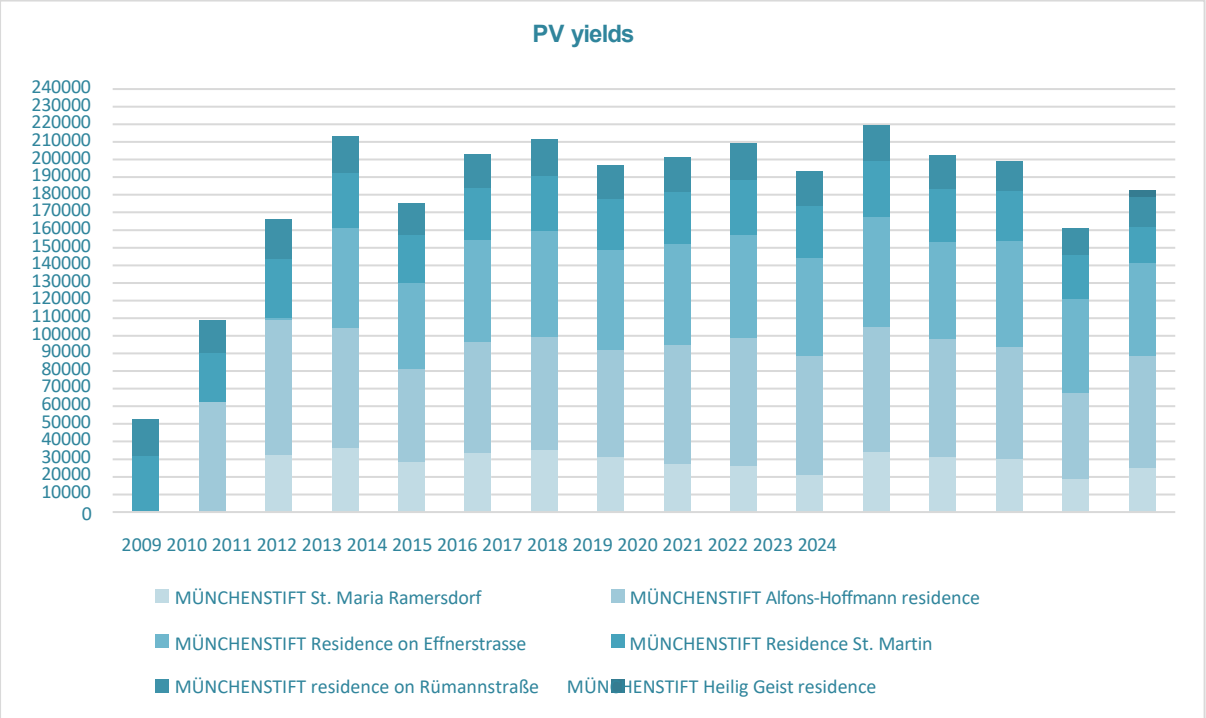


Figure 11: Output of photovoltaic systems 2021-2024

A of 7.8 GWh of electricity was consumed at MST. The PV yields would therefore cover 2% of the total electricity consumption. So far, however, there has been no self-consumption, but feed-in for economic reasons. From 2025 onwards, pro rata self-consumption will take place.

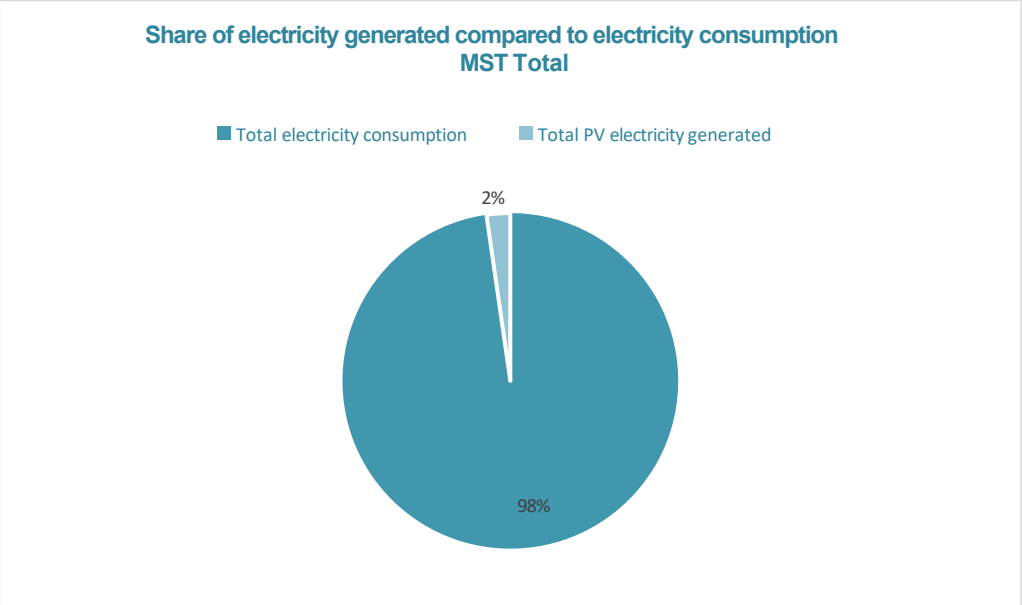


Figure 12: Share of electricity generated compared to total electricity consumption MST

Heat consumption in the residences

A reduction of 5% has been achieved in heat supply since 2022. This is largely to the energy crisis, which has led to a savings campaign that is now continuing. Compared to 2023, the heat requirement has increased by approx. 1%, which can be attributed to defective district heating transfer stations and clogged plate heat exchangers, among other things.

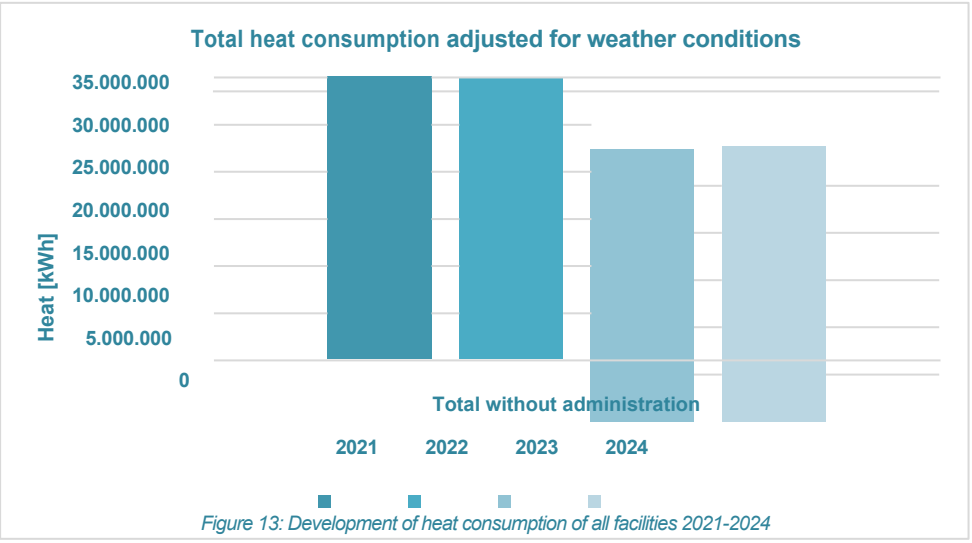


Figure 13: Development of heat consumption of all facilities 2021-2024

The significant reduction in St. Josef is primarily due to more conscious heating behavior. A new, highly energy-efficient gas boiler was also purchased in 2023.
The new building currently under construction will be built to the Efficiency House 40 Plus standard.

The increase in the Hans-Sieber residence is due, among other things, to increased hygiene flushing and defective boilers.

In St. Maria Ramersdorf, the entrance to the underground parking garage usually has to be heated in winter to prevent ice from forming. The increasingly mild winters have had a positive effect on heat consumption here.

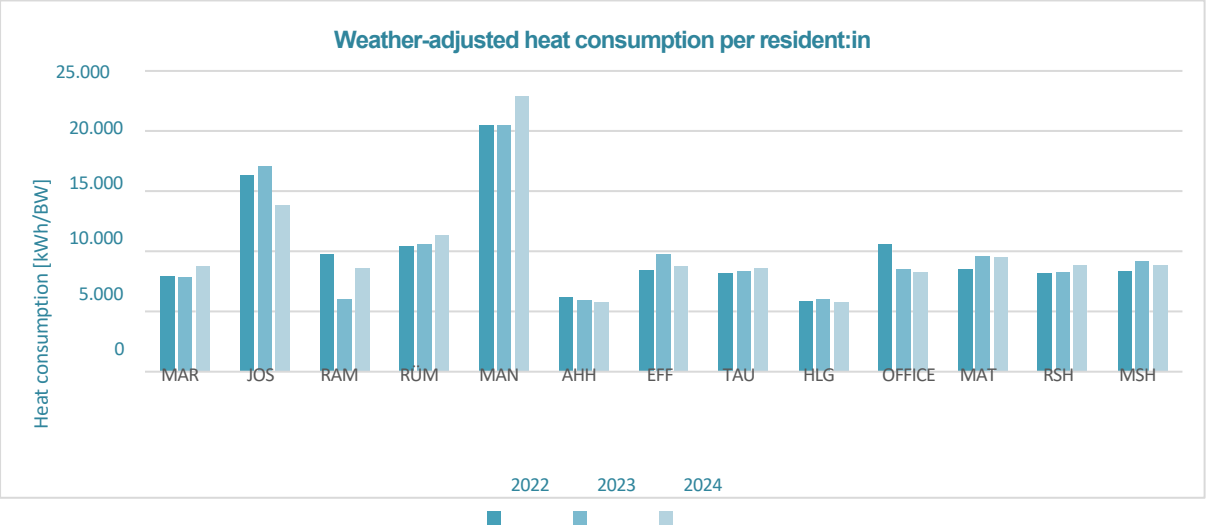


Figure 14: Heat consumption per resident:in per facility 2022-2024

Water consumption in the residences

Water consumption in the MÜNCHENSTIFT facilities is very high for operational reasons. This primarily includes the personal hygiene of residents, flushing the pipes in the old buildings to prevent legionella and watering the outdoor facilities during hot periods.

The water consumption of all MÜNCHENSTIFT facilities is constantly increasing. In increasingly hot summers, more green spaces need to be watered, and more people drink, shower and wash during hot spells. Where possible and affordable, the infrastructure is therefore adapted to these changes. This is done, for example, by collecting rainwater for garden irrigation or by using irrigation systems that make optimum of the water. The lawn is left standing for longer to prevent it from drying out directly.

As with electricity and heat consumption, consumption per facility varies greatly. Facilities with older infrastructure have the highest water consumption.

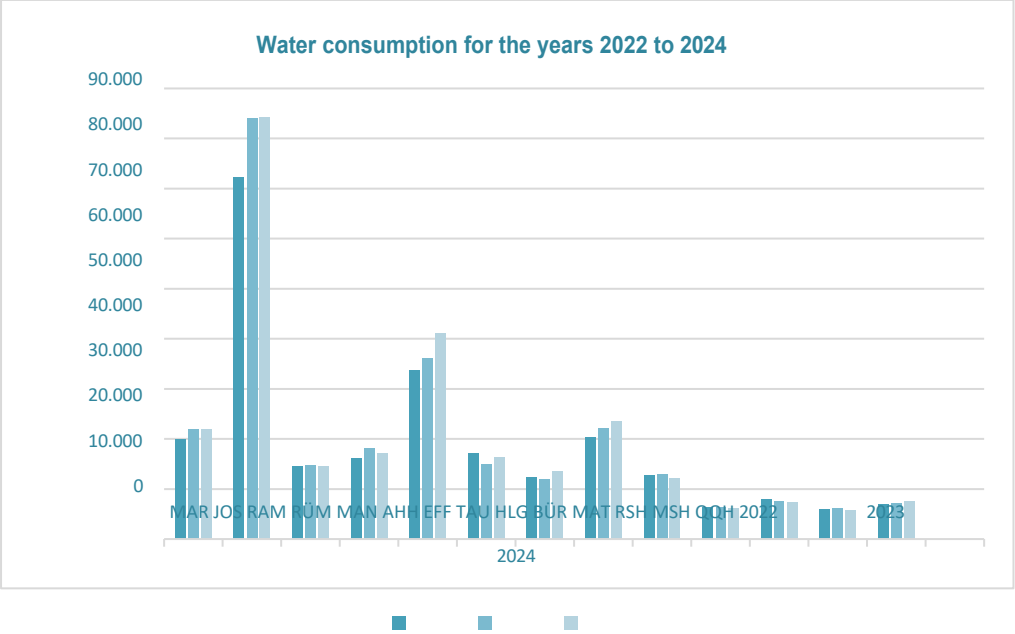


Figure 15: Development of water consumption of all facilities 2022-2024

In St. Josef, consumption is falling in absolute terms, as the process of hygiene flushing has become established and is being implemented effectively by staff. As hygiene flushing is carried out in all rooms, including those that are empty, water consumption per resident has increased as the number of residents has fallen by around 3%. A general refurbishment of the care and nursing homes is currently being planned, so that a fundamental improvement can expected after the renovation work. Until then, however, hygiene flushing will be carried out in accordance with the "Drinking water hygiene" procedure, which is binding for all residences, in order to ensure the safety of the residents. The St. Josef residence is a leasehold house owned by the City of Munich

A similar development can be seen in the Hans-Sieber residence, as hygiene flushing is also increasingly being carried out here. The increase in 2024 in the Alfons Hoffmann House is to the organization of various festivals. In addition, all residences are watering more frequently due to the constantly increasing heat periods. In Tauernstrasse, increased consumption is due to calcified cisterns, which have since been descaled. In addition, construction site repeatedly drew water from the pipe network. The first measures are already being implemented in the new buildings with a drip irrigation system in the garden.

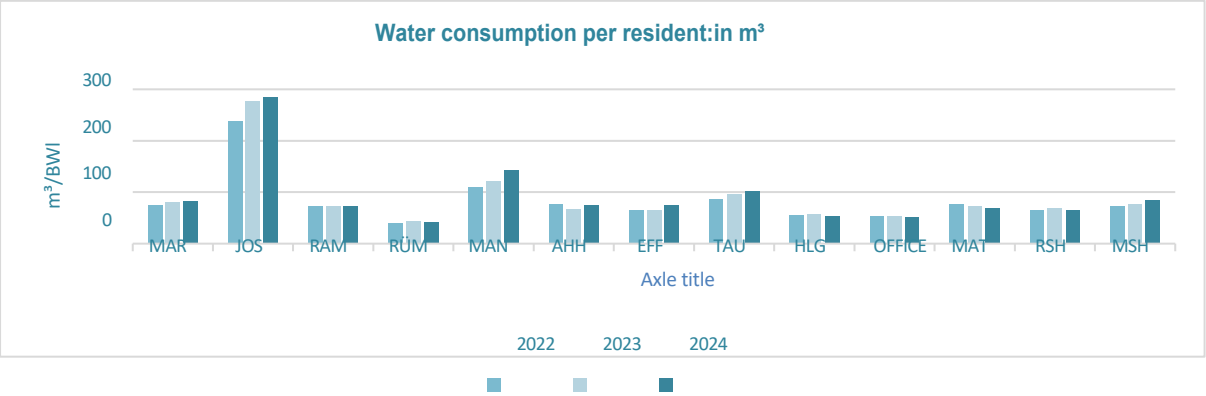


Figure 16: Water consumption per resident:in per facility 2021-2024

Waste management in the residences

The waste generated at MÜNCHENSTIFT is diverse. In addition to packaging materials, there are hygienic requirements and necessities that lead to waste. In particular, incontinence material and disposable clothing for gloves and PE gowns care to a large part of the unavoidable waste volume. Some residences also more events for residents and relatives in 2024, which is also reflected in the increasing volume of waste.

Significant conceptual and structural changes were to operational waste management in 2023 and 2024: Environmental management and waste management are now carried out by the Environmental Management Officer as one person. This restructuring enables the total amount of waste to be recorded better and in more detail, making the waste and CO2 balances of the individual facilities more accurate and meaningful. Overall, the volume of waste and its development will become more comprehensible so that improvements and reductions can be managed in a more targeted manner.

As a matter of principle, waste in the facilities is separated by fraction. The quantities are made transparent in a waste balance sheet. Improvement measures can be derived from the analysis of quantities and collection trips. In 2024, particular attention was paid to reducing printouts in the administration and residential areas and to better monitoring waste separation by our building service providers.

A new waste management procedure has been drawn up and additional containers for the disposal of fluorescent tubes, batteries and disinfectants have been purchased. Waste avoidance and waste separation are communicated effectively in environmental training courses.

Food waste in the residences

Food waste is a major source of waste at MÜNCHENSTIFT. Food is cooked several times a day in the canteen kitchens of the facilities for residents and employees, as well as for day care guests and customers of the Meals on Wheels menu service.

MÜNCHENSTIFT is pursuing this issue very consciously due to the increasing number of food waste. Planning has to be a factor with many stumbling blocks: Not everyone always eats on site, residents are not deregistered from meals during hospital stays or menu service customers cancel their orders too late. In addition, employees do not cancel their attendance at events or training courses for which meals have been prepared. The suboptimal operation of the food serving equipment by auxiliary staff from a service provider also to the increased numbers.

The volume of food waste is regularly measured in each facility and compared with the reduction targets that have been set. In addition, MÜNCHENSTIFT is also implementing the reduction in 2025:

- Increased controls of the food return from the living areas
- Regular discussion of food waste, overproduction and recipes in the respective kitchen team meetings
- Addressing food waste in the meetings of the residential area managers with the aim of adjusting food orders to the kitchen and better monitoring food returns
- Employees housekeeping and care are sensitized

In 2024, MÜNCHENSTIFT enlisted the voluntary organization *Foodsaving* to collect leftover meals from the cafeteria at the St. Maria Ramersdorf residence as a pilot project and then distribute them to those in need. In November 2024, the St. Josef residence began passing on unserved meals in the cafeteria to *Foodsaving*. The plan for 2025 is to also leftover meals from the cafeterias at the St. Martin residence and in Effnerstrasse. The start date depends on the availability of *Foodsaving* volunteers.

In total, around 2,600 meals were saved in this way in 2024. In addition to reducing food waste, the main aim here is to avoid wasting food and to pass on unavoidable leftovers in the cafeterias to those in need.

The increase in food waste compared to 2022 is due to the resumption of normal operations in the care homes from 2023.

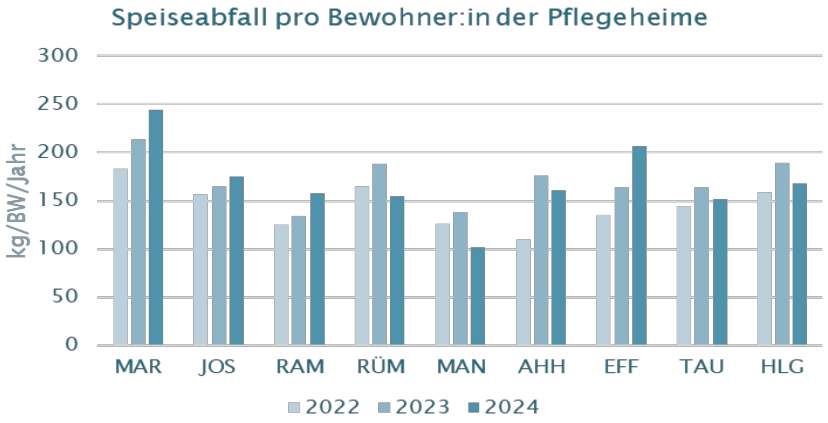


Figure 17: Food waste per resident: in kg per facility 2022-2024

Volume of residual waste in residences

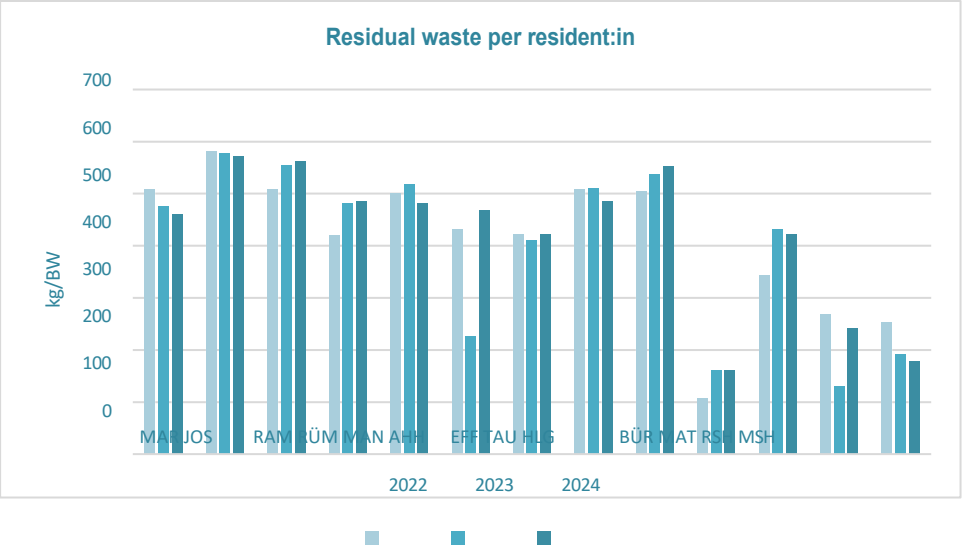


Figure 18: Residual waste volume per resident: in kg per facility 2022-2024

Reducing waste is a latent goal of MÜNCHENSTIFT. In view of fact that residents being admitted to our retirement homes later and later and are getting sicker and sicker, with high levels of care and many cases already suffering from dementia, the consumption of incontinence materials, which account a high proportion of residual waste, is also increasing. When it comes to packaging materials, we always approach our suppliers and ask them to reduce or take back packaging and to use sustainable packaging materials. The increase in glass waste in some cases is due to the packaging of food in glass containers, some of which are replacing plastic containers.

Paper/cardboard waste in residences

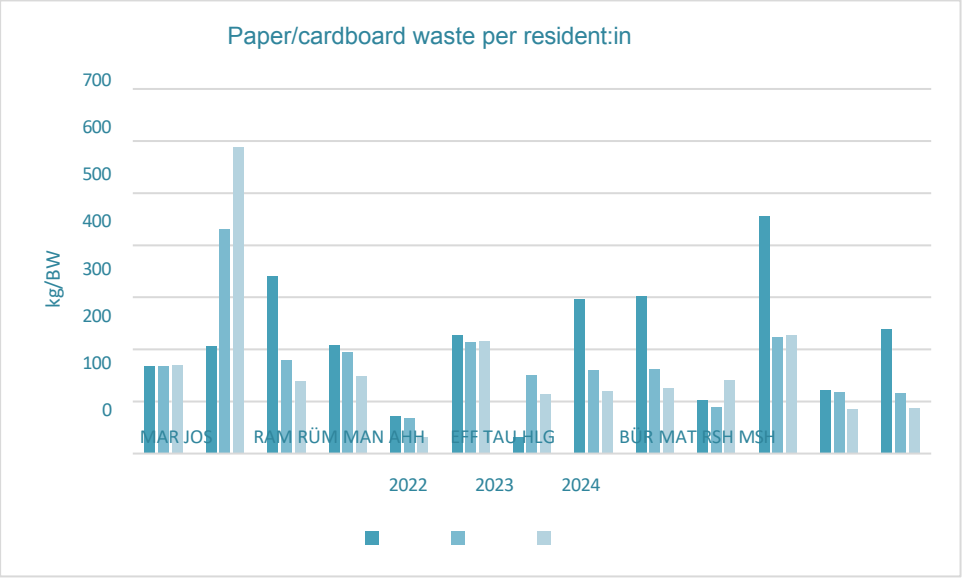


Figure 19: Paper waste per resident: in kg per facility 2022-2024

Due to the switch in St. Josef from plastic to paper packaging and a new supplier who delivers cleaning agents in separate packaging, paper/cardboard waste has increased there. The problem is already being dealt with by the central purchasing department.

Paper is used for contractual matters and in day-to-day business. Digitalization is progressing and is well advanced in purchasing, for example, and in care documentation. For many other processes, coordination and rela- tion with other stakeholders is required, e.g. with relatives in the case of contracts or with health insurance companies, most of which do not yet allow digital processes.

Until 2022, the quantities of paper were recorded via orders for printing paper. The analysis of the facilities shows a very heterogeneous picture over the years. This is due to warehousing in the respective facilities. This makes it difficult to derive the actual consumption. For this reason, MÜNCHENSTIFT has decided to change the data collection for 2023 and to request the number of printouts made MÜNCHENSTIFT's printer management service provider. These figures will be broken down further in subsequent years (number of black and white prints, color prints, printouts on A4 and A3) and included in the EMAS reporting.

Since the start of this survey, 14% of printing paper has been saved.

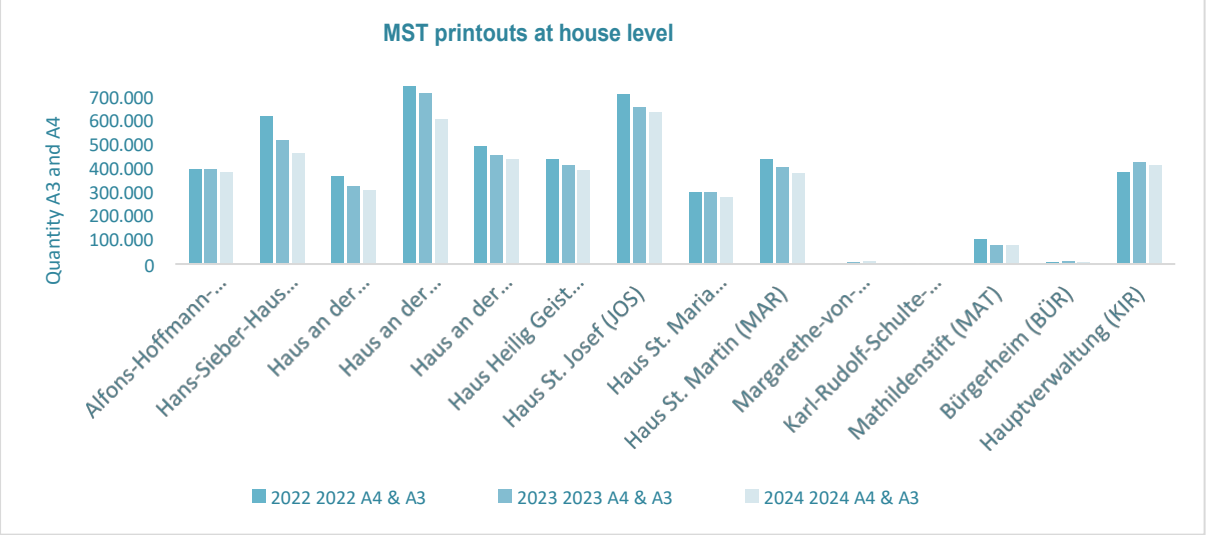


Figure 20: Printouts at house level in number of pages

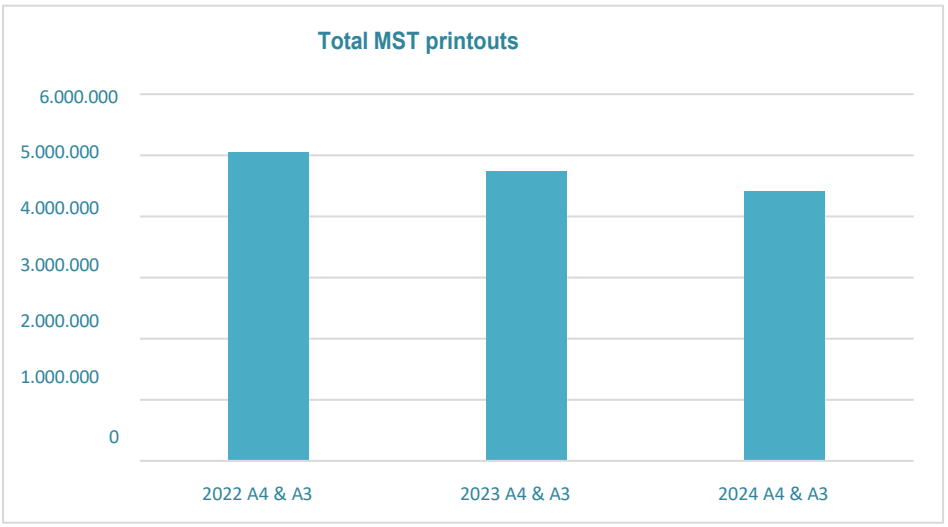


Figure 21: Total Munich pen printouts in number of pages

Emissions & CO2 balance

In 2019, MÜNCHENSTIFT had a carbon footprint drawn up for the company as a whole and each individual residence for the first time and updated it until 2022. In recent years, the balance sheet has been expanded to include key Scope 3 categories in line with the standard (*Greenhouse Gas Protocol*). Most recently, food was included in the balance sheet.

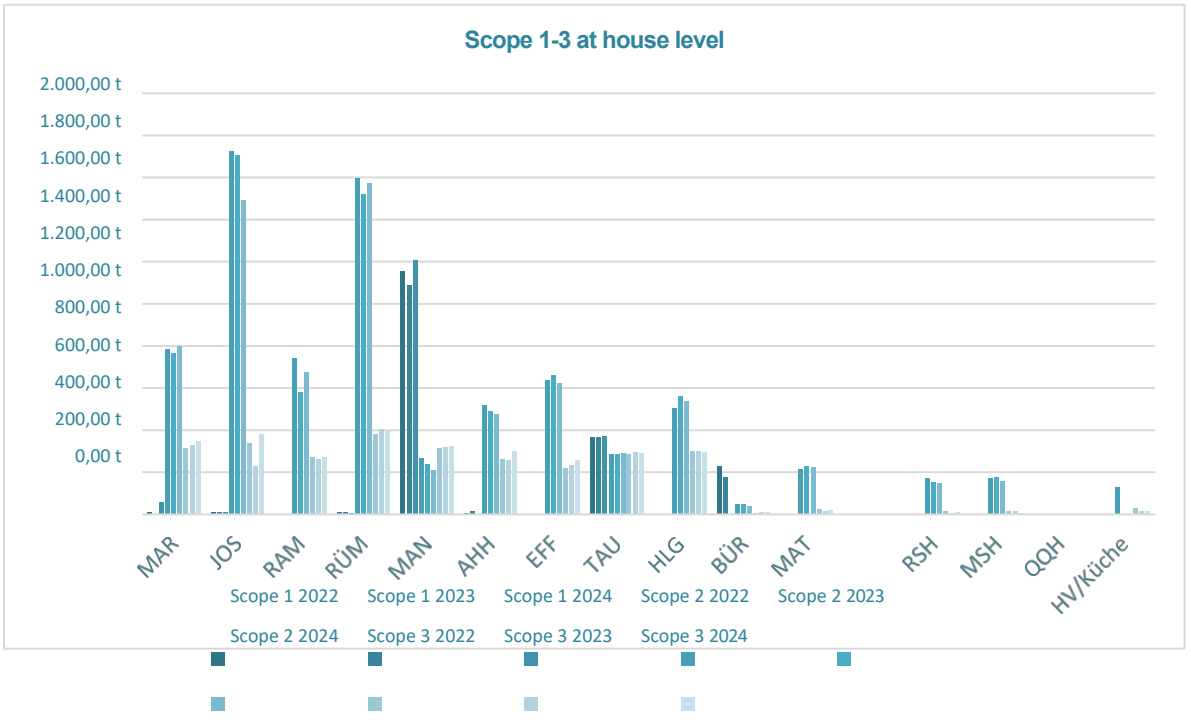


Figure 22: CO2 emissions of all facilities by scope

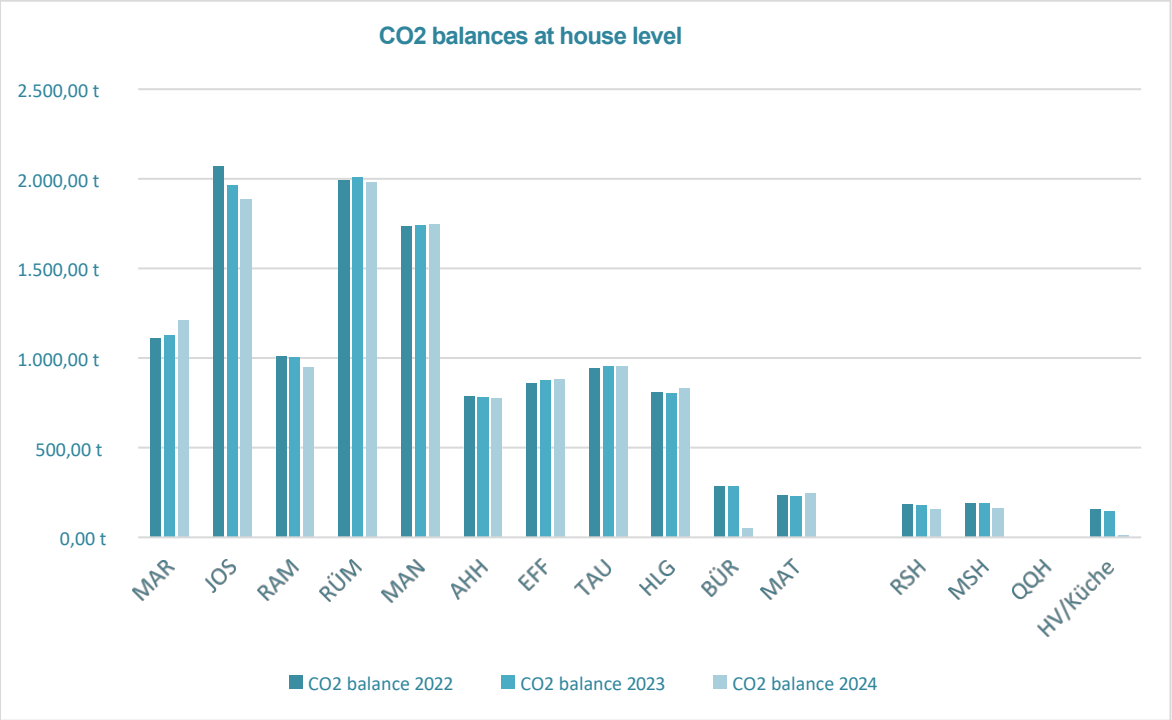


Figure 23: CO2 emissions of all facilities by carbon footprint

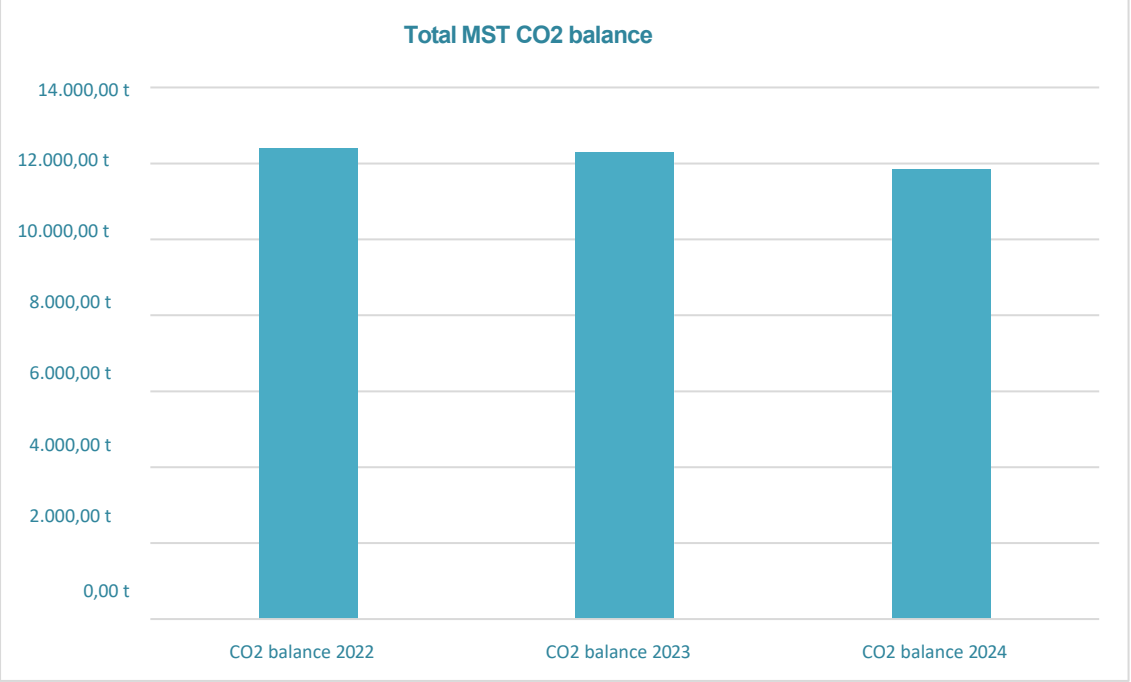


Figure 24: MST CO2 emissions trend since 2022

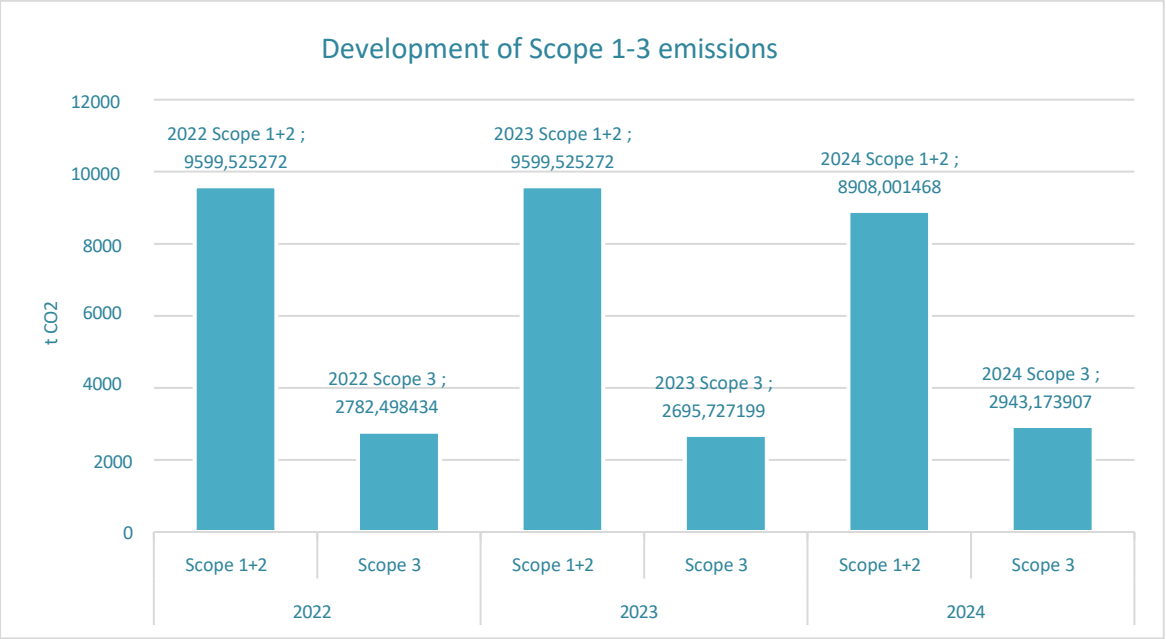


Figure 25: MST CO2 emissions trend since 2022

The focus of our balance sheet is on Scope 3, under which we record incontinence products, paper consumption, laundry service, waste and commuting behavior. We have a direct influence on Scope 1 and 2. Scope 1 includes natural gas consumption, fuels and refrigerant leaks. Scope 2 includes electricity and district heating. MÜNCHENSTIFT purchases green electricity, which has an emission factor of "0", but in order to the supply chain, we use the federal electricity mix, as does the state capital of Munich.

MÜNCHENSTIFT's footprint was offset by a reforestation project in Bavaria and three international climate projects up to and including February 2024 (Climate ID 15838-2102-1001). To date, employees have planted a total of 8,075 trees as a community action for the preservation of the mountain forest.

The 2023 balance sheet will be prepared in 2025 in collaboration with the Department for Climate and Environmental Protection of the City of Munich, for which separate software was commissioned. The 2022 to 2024 balance sheets were still prepared by MÜNCHENSTIFT itself; from 2025, the ESG Cockpit program will be used exclusively for this purpose.

Due to climate change, particular attention will paid to periods of heat in the kitchens and individual residents' rooms and living areas. Shading measures are already being implemented to counteract this. In 2024, a climate adaptation concept *(concept and feasibility study to promote biodiversity and sustainable adaptation to the climate crisis*) was completed for two facilities (Heilig Geist Residence and Alfons Hoffmann House), from which we can derive concrete measures to adapt to advancing climate change. The two concepts were submitted to the *federal funding guideline Climate Adaptation in Social Institutions (AnpaSo)* in fall 2024.

submitted. As the MÜNCHENSTIFT has neither sufficient funds of its own nor municipal funds, we hope to receive funding approval so that we can plan the specific measures and apply for funding in 2025.

Biodiversity

Against the backdrop of the drastic decline in species in recent decades, preserving biodiversity is one of the key challenges of the 21st century. As part of Munich's biodiversity strategy and the resolution passed by the City of Munich's Environment Committee on December 1, 2019, MÜNCHENSTIFT has corresponding measures. In this context, our goal is to design 20% of the open spaces of all MÜNCHENSTIFT facilities according to biodiversity criteria and develop them as "*species conservation areas"*.

Since 2020, a biodiversity concept been in place for all facilities, which involves unsealing areas, converting existing green spaces into species-rich flower meadows and bee pastures and planting bird food and protective shrubs from native, site-appropriate trees. As part of the green care approach in long-term care, these redesign measures are also as physical, psychological, educational or social activities and support measures. The social aspects of MÜNCHENSTIFT's sustainable development are particularly evident here.

The following biodiversity measures were implemented in 2024:

- Preservation and replanting of perennial areas: Plants that have failed in existing perennial areas are replanted or replaced with other plants that are more suitable for the location or particularly insect-friendly
- At the structural level, the greening of facades and roofs on new buildings was promoted in 2023. This is intended contribute to improving the urban climate.
- Conversion of existing lawns into species-rich flower meadows
- Further measures such as planting flower bulbs, setting up additional insect houses, wintering quarters and nesting boxes for various animal species are carried out by the residences themselves.

Vehicle fleet

MÜNCHENSTIFT's vehicle fleet is to be largely electrified by 2030. The AMD (ambulatory care service) serves an average of 648 (2024) customers in the respective districts in Munich. In future, every petrol car lease that expires will be replaced by an electric car so that AMD can drive with low emissions and thus contribute to keeping the city clean. Only the disabled buses will be kept, as replacing them with e-buses would not be economical.

The vehicle fleet accounts for 0.4% of the company's total energy consumption. The fleet currently consists of 34% electric vehicles. A fleet manager was in 2025 to increase efficiency. The aim to plan the routes optimally and to standardize the procurement criteria for the vehicles.

Employee mobility

Our employees live throughout the city and district, and in some cases beyond. The locations of the facilities are generally well connected to local public transport.

As an employer, we can only influence commuter behavior to a limited extent. With the discounted *Deutschlandticket Job*, for which the personal contribution only 10 euros per month, we create an incentive to local public transport. With employee campaigns such as the *"City Cycling"*, we raise awareness of climate-friendly mobility and motivate our employees to cycle to work.

Since 2023, the environmental department of the City of Munich has been conducting a commuter survey for municipal employees and those of the affiliated companies. MÜNCHENSTIFT also takes in the survey. In 2023, a total of just under 11% MÜNCHENSTIFT employees took part. The aim here is to significantly increase the rate in order to better analyze the mobility behavior of our own employees in the future. A next survey will be conducted in 2025 to assess the effects of the Jobti- cket/Germany Ticket.

Increasing environmental awareness

A total of 14 environmental and climate protection presentations by the environmental officers in 2023/24 for managers and residential area managers - as well as for interested employees, residents and volunteers - created a deep understanding of environmental awareness among the respective target groups.

The declared aim to remind employees of the company's environmental policy and environmental goals so that environmental aspects are taken into account in all business decisions. In addition, managers were to be put in a position to pass on the company's environmental thinking and its background to their own employees and to raise their awareness.

New vegetarian recipes for the kitchen

Serving residents, guests and customers high-quality food is important priority at MÜNCHENSTIFT. We are constantly working to improve our range and steadily the proportion of fresh and organically produced food. In 2024, the proportion of organic food was around 40% - which is a very high proportion compared to similar canteen kitchens - and the proportion of regional freshness was increased to 16% overall.

In its environmental management, MÜNCHENSTIFT has decided that the well-being of its residents, guests and customers is its top priority. Not every measure that would be desirable from an ecological point of view does justice to the goal of accompanying happy and satisfied residents, guests and customers their final phase of life. For example, the company has deliberately decided against meatless days or similar activities.

In order to reduce meat consumption at MÜNCHENSTIFT, the company is pursuing the following approaches: Firstly, for several years now, at least

a vegetarian, meatless or vegan dish is offered. On the other hand, efforts are being made to make the vegetarian and vegan dishes even tastier. For example, numerous vegetarian recipes have been added to the menu since 2023 and existing recipes continue to be improved. In addition, the kitchens of the respective facilities are working with great creativity and commitment on plant-based alternatives to animal products.

Compliance with legal regulations

External requirements for MÜNCHENSTIFT and our environmental management system arise in particular from the legal requirements that apply to us and from the standards on which our management system is based. With regard to legal requirements, we have identified the laws and ordinances as well as regulations and notices relevant to us and their impact on us.

We comply with all environmental regulations relevant to us. To ensure that this remains the case in the future, we continuously determine which legal changes are relevant for us. We implement new requirements through appropriate measures. This is done via newsletters, our specialist lawyers and service providers. Incoming legal documents are regularly checked for their relevance to us. We review compliance with legal requirements on an ongoing basis, but at least once a year as part of the internal audit and management review.

The laws relevant to us are primarily waste, hazardous substances, energy supply and construction legislation.

Declaration of validity

Declaration by the environmental verifier on the verification and validation activities.

CORE-Umweltgutachter GmbH (DE-V-0308), represented by the undersigned, Martin Knörich, EMAS verifier with the registration number DE-V-0438 and accredited according to NACE-Code WZ 2008 for the scope 87.1 and 87.3 - Homes - confirms that the organization

MÜNCHENSTIFT GmbH - non-profit organization of the City of Munich
with the locations:

1 MÜNCHENSTIFT Head Office, Kirchseeoner Straße 3, 81669 Munich
+ Property: Münchener Bürgerheim/Nymphenburg, Dall'Armistr.46, 80638 Munich
+ Property: Mathildenstift/inner city, Mathildenstr. 3 b, 80336 Munich
+ Property: QQH/Sendling, Radlkoferstraße 14, 81373 Munich
2 St. Josef/Sendling, Luise-Kiesselbach-Platz 2, 81377 Munich
+ Property: Margarete-von-Siemens residence/Großhadern, Heiglhofstr. 54, 81377 Munich
3 St. Martin/Giesing, St.-Martin-Str. 34, 81541 Munich
4 Rümannstraße/Schwabing, Rümannstr. 60, 80804 Munich
+ Property: Karl-Rudolf-Schulte-Haus/Schwabing, Leopoldstr. 261, 80807 Munich
5 Hans-Sieber residence/Allach, Manzostr. 105, 80997 Munich
6 Tauernstraße/Harlaching, Tauernstr. 11, 81547 Munich
7 St. Maria Ramersdorf, St.-Martin-Str. 65, 81669 Munich
8 Alfons-Hoffmann-Haus/Laim, Agnes-Bernauer-Str.185, 80687 Munich
9 Effnerstraße/Bogenhausen, Effnerstr. 76, 81925 Munich
10 Hl. Geist/Neuhausen, Dom-Pedro-Platz 6, 80637 Munich

with registration number DE-155-00348 as stated in the environmental statement, meets all the requirements of Regulation (EC) No. 1221/2009 of the European Parliament and of the Council of 25 November 2009 on the voluntary participation by organizations in a Community eco-management and audit scheme (EMAS) and amending Regulation (EC) No. 2018-2026.

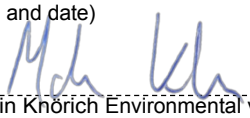
By signing this declaration, you confirm that

- the assessment and validation have been carried out in full compliance with the requirements of Regulation (EC) No. 1221/2009 + 2018-2026
- the result of the assessment and validation not provide any evidence of non-compliance with the applicable environmental regulations,
- the data and information in the site's environmental statement provide a reliable, credible and true picture of all the organization's/site's activities within the scope specified in the environmental statement.

This declaration cannot be equated with an EMAS registration. EMAS registration can only be carried out by a competent body in accordance with Regulation (EC) No. 1221/2009+ 2018-2026 This declaration may not be used as a stand-alone basis for informing the public.

The next consolidated environmental statement will be prepared on 14.04.2027. An updated environmental statement is published annually.

Waiblingen, 13.03.2025
(Place and date)



Martin Knörich Environmental verifier
(DE-V- 0438)

Appendix

Criteria for the classification of environmental aspects

Table 1: Criteria for the classification of environmental aspects

	1	*2*	*3*
Probability of occurrence	*The environmental aspect occurs rarely (e.g. less than once a year).*	*The environmental aspect occurs occasionally (e.g. several times a year, but not regularly)*	*The environmental aspect occurs frequently or continuously (e.. daily or weekly).*
Severity of the environmental impact	*The environmental aspect has a low or barely perceptible environmental impact.*	*The environmental aspect has a moderate environmental impact that limited or partially controllable through countermeasures.*	*The environmental aspect has a significant environmental impact that is serious and may have long-term consequences for the environment.*
Legal relevance	*There are no or only general legal requirements relating to the environmental aspect.*	*There are specific legal requirements, but these not strictly monitored or easy to fulfill.*	*The environmental aspect is subject to strict legal regulations and monitoring, non-compliance with which can have considerable consequences (e.g. fines, penalties)*

The evaluation points are added up as a result of the evaluation. Depending on the total sum, the environmental aspects are divided into three categories

1-6 Particularly significant environmental aspect of high relevance for action
7-9 Environmental aspect with average importance and relevance for action 10-12
Environmental aspect with low importance and relevance for action

Environmental performance figures for the entire Münchenstift

Table 2: All MST data

All data MST

Environmental performance	Unit	2022	2023	2024
Electricity	kWh	8.330.963	7.984.082	7.839.750
Heat	kWh	28.777.955	25.628.603	25.569.715
Water	m³	247.098	263.650	271.322
Waste	kg	3.097.489	3.053.290	2.840.914
CO2 Scope 1-3	t CO2	12.382	12.295	11.851
PM10	g PM10	746.570	681.654	669.812
SO2	g SO2	5.387.410	4.922.854	4.806.797
NOx	g Nox	12.152.203	11.006.045	10.770.627

Key figures of the facilities

Table 3: Number of residents in the facilities

Location	Residents	2022	2023	2024
MAR	Residents	269	269	267
JOS	Residents	302	303	296
RAM	Residents	202	205	200
RÜM	Residents	402	409	415
MAN	Residents	306	296	290
AHH	Residents	224	222	220
EFF	Residents	191	183	180
TAU	Residents	232	232	231
HLG	Residents	227	227	222
OFFICE	Residents	118	117	117
MAT	Residents	105	102	104
RSH	Residents	90	89	89
MSH	Residents	96	91	91
QQH	Residents	0	10	20

Table 4: Number of employees in the facilities

Employees (FTE)				
Location	Employees	2022	2023	2024
MAR	Employees	229	230	221
JOS	Employees	331	325	326
RAM	Employees	186	188	176
RÜM	Employees	309	318	329
MAN	Employees	255	254	249
AHH	Employees	203	205	218
EFF	Employees	159	164	166
TAU	Employees	213	227	231
HLG	Employees	199	209	214
OFFICE	Employees	1	1	1
MAT	Employees	7	7	1
RSH	Employees	1	2	2
MSH	Employees	2	2	2
QQH	Employees	0	0	0
Administration	Employees	117	121	125

Table 5: Weather-adjusted electricity consumption per resident: in MST

Electricity consumption per resident:in kWh/BW/MA				
Location	**2021**	**2022**	**2023**	**2024**
MAR	3.178	3.009	2.967	2.949
JOS	5.038	5.313	5.092	5.232
RAM	4.430	3.851	3.733	3.866
RÜM	4.012	3.821	3.822	3.721
MAN	1.464	1.949	1.827	1.645
AHH	2.476	2.458	2.333	2.351
EFF	3.729	3.719	3.819	3.969
TAU	3.107	2.774	2.723	2.798
HLG	3.055	3.050	2.988	2.981
OFFICE	841	939	893	756
MAT	841	822	846	779
RSH*	347	336	317	0
MSH*	335	299	307	0
QQH*			0	0
Administration* (MA)	1.308	1.315	0	0

** Invoices for 2023 and 2024 were not yet available when the UE was prepared*

Table 6: Weather-adjusted heat consumption per resident: in MST

Heat consumption per resident:in in kWh/BW/MA weather-adjusted					
Location	**Heat exchanger**	**2021**	**2022**	**2023**	**2024**
MAR	District heating	7.946	7.909	7.829	8.776
JOS	District heating	15.754	16.346	17.072	13.873
RAM	District heating	13.470	9.788	6.022	8.604
RÜM	District heating	11.063	10.416	10.563	11.340
MAN	Gas	21.627	20.473	20.472	22.889
AHH	District heating	6.401	6.161	5.967	5.795
EFF	District heating	9.945	8.401	9.775	8.745
TAU	Gas	9.362	8.185	8.385	8.638
HLG	District heating	6.640	5.821	6.045	5.761
OFFICE	Gas	7.327	10.558	8.503	8.291
MAT	District heating	9.816	8.488	9.602	9.496
RSH	District heating	8.982	8.175	8.283	8.879
MSH	District heating	8.806	8.344	9.162	8.874
QQH*				0	0
Administration* (MA)	District heating	15.879	13.591	0	0

** Invoices for 2023 and 2024 were not yet available when the UE was prepared*

Table 7: Water consumption per resident MST

Total water consumption [m³/resident:in]				
Location	**2021**	**2022**	**2023**	**2024**
MAR	70	74	82	82
JOS	177	239	277	284
RAM	66	72	72	73
RÜM	37	40	44	41
MAN	123	110	122	142
AHH	79	76	67	74
EFF	59	64	65	75
TAU	91	87	88	93
HLG	63	56	57	54
OFFICE	55	54	54	52
MAT	83	76	74	69
RSH	73	65	70	65
MSH	69	72	77	84
QQH*	0	0	0	0
Administration (MA)*	11	12	0	0

** Settlements for 2023 and 2024 were not yet available at the time of preparing the UE*

Table 8: Waste consumption MST Total waste [kg/resident:in]

Waste consumption MST Total waste [kg/resident:in]				
Location	**2021**	**2022**	**2023**	**2024**
MAR	1.359	1.389	1.370	1.378
JOS	1.067	1.458	1.462	1.572
RAM	1.109	1.290	1.103	1.139
RÜM	1.031	1.298	1.416	1.120
MAN	871	955	1.005	781
AHH	889	967	822	1.011
EFF	940	813	1.020	965
TAU	1.029	1.176	1.047	899
HLG	1.080	1.270	1.194	1.080
OFFICE	216	251	289	301
MAT	778	801	657	228
RSH	733	491	368	794
MSH	313	557	465	265
QQH*	0	0	0	0
Administration (MA)	384	403	378	378

** Settlements for 2023 and 2024 were not yet available at the time of preparing the UE*

Table 9: Greenhouse gas emissions [kg CO2eg/resident:in or employee:in]

Greenhouse gas emissions [kg CO2eg/resident:in or employee:in]			
Location	**2022**	**2023**	**2024**
MAR	4.126	4.183	4.532
JOS	6.856	6.477	6.370
RAM	5.010	4.908	4.747
RÜM	4.951	4.918	4.773
MAN	5.679	5.883	6.015
AHA	3.520	3.530	3.525
EFF	4.498	4.781	4.910
TAU	4.066	4.112	4.140
HLG	3.557	3.545	3.750
OFFICE	2.421	2.465	424
MAT	2.272	2.235	2.365
RSH	2.071	2.031	1.773
MSH	2.000	2.075	1.822
QQH	0	0	680
Administration (MA)	1.369	1.200	94.810

Table 10: Pollutant emissions [SO2 [g/BW]/occupant:in or employee:in]

Pollutant emissions **(SO2 [g/BW]/occupant or employee)**			
Location	**2022**	**2023**	**2024**
MAR	1.928	1.887	1.980
JOS	3.745	3.711	3.336
RAM	2.425	1.897	2.241
RÜM	2.613	2.456	2.496
MAN	626	587	535
AHA	1.537	1.460	1.431
EFF	2.198	2.380	2.281
TAU	863	847	870
HLG	1.741	1.651	1.609
OFFICE	302	285	243
MAT	1.320	1.446	1.392
RSH	1.233	1.103	1.060
MSH	1.171	1.247	1.106
QQH	0	0	0
Administration (MA)	2.129	0	0

Table 11: Pollutant emissions [NO2 [g/BW]/occupant:in or employee:in]

Pollutant emissions **(NO2 [g/BW]/resident or employee)**			
Location	**2022**	**2023**	**2024**
MAR	4.166	4.072	4.321
JOS	8.246	8.221	7.202
RAM	5.222	3.878	4.737
RÜM	5.722	5.311	5.444
MAN	2.125	2.032	2.057
AHA	3.304	3.140	3.060
EFF	4.669	5.114	4.811
TAU	1.887	1.859	1.907
HLG	3.668	3.451	3.341
OFFICE	1.062	913	827
MAT	3.209	3.531	3.409
RSH	3.122	2.788	2.766
MSH	2.969	3.165	2.887
QQH	0	0	0
Administration (MA)	5.178	0	0

Table 12: Pollutant emissions [PM10 [g/BW]/resident:in or employee:in]

Pollutant emissions **(PM10 [g/BW]/resident or employee)**			
Location	**2022**	**2023**	**2024**
MAR	246	241	253
JOS	480	477	426
RAM	309	239	285
RÜM	335	314	319
MAN	202	194	201
AHA	196	186	182
EFF	279	303	289
TAU	156	154	158
HLG	221	209	203
OFFICE	102	86	79
MAT	174	191	184
RSH	164	147	142
MSH	156	166	148
QQH		0	0
Administration (MA)	280	0	0

Table 13: Area per resident:in or employee:in

Location	Type in m³	2022	2023	2024
AHH	Total sealed area	9,17	9,26	9,34
AHH	Total near-natural area at the site	17,77	17,93	18,09
AHH	Total plot area	42,14	42,52	42,91
AHH	Total outdoor area	29,02	29,28	29,55
AHH	Of which species conservation areas	4,15	4,19	4,23
OFFICE	Total sealed area	24,57	24,78	24,78
OFFICE	Total near-natural area at the site	27,12	27,35	27,35
OFFICE	Total plot area	77,12	77,78	77,78
OFFICE	Total outdoor area	50,00	50,43	50,43
OFFICE	Of which species conservation areas	10,81	10,90	10,90
EFF	Total sealed area	12,21	12,74	12,96
EFF	Total near-natural area at the site	17,36	18,11	18,42
EFF	Total plot area	48,77	50,90	51,75
EFF	Total outdoor area	34,55	36,07	36,67
EFF	Of which species conservation areas	6,78	7,08	7,19
HLG	Total sealed area	0,00	0,00	0,00
HLG	Total near-natural area at the site	0,00	0,00	0,00
HLG	Total plot area	0,00	0,00	0,00
HLG	Total outdoor area	0,00	0,00	0,00
HLG	Of which species conservation areas	0,00	0,00	0,00
JOS	Total sealed area	15,19	15,14	15,49
JOS	Total near-natural area at the site	25,63	25,54	26,15

Location	Type in m³	2022	2023	2024
JOS	Total plot area	99,69	99,36	101,71
JOS	Total outdoor area	48,68	48,51	49,66
JOS	Of which species conservation areas	5,63	5,61	5,74
MAN	Total sealed area	10,56	10,92	11,14
MAN	Total near-natural area at the site	25,74	26,60	27,16
MAN	Total plot area	81,15	83,90	85,63
MAN	Total outdoor area	40,52	41,89	42,76
MAN	Of which species conservation areas	0,56	0,57	0,59
MAR	Total sealed area	10,01	10,01	10,08
MAR	Total near-natural area at the site	18,09	18,09	18,22
MAR	Total plot area	75,20	75,20	75,77
MAR	Total outdoor area	30,63	30,63	30,86
MAR	Of which species conservation areas	4,46	4,46	4,49
MAT	Total sealed area	15,10	15,55	15,25
MAT	Total near-natural area at the site	17,71	18,24	17,88
MAT	Total plot area	59,90	61,67	60,48
MAT	Total outdoor area	31,43	32,35	31,73
MAT	Of which species conservation areas	3,33	3,43	3,37
MSH	Total sealed area	19,73	20,81	20,81
MSH	Total near-natural area at the site	38,96	41,10	41,10
MSH	Total plot area	68,84	72,63	72,63
MSH	Total outdoor area	59,90	63,19	63,19
MSH	Of which species conservation areas	7,55	7,97	7,97
QQH	Total sealed area		0,00	0,00
QQH	Total near-natural area at the site		0,00	0,00
QQH	Total plot area		0,00	0,00
QQH	Total outdoor area		0,00	0,00
QQH	Of which species conservation areas		0,00	0,00
RAM	Total sealed area	8,62	8,50	8,71
RAM	Total near-natural area at the site	17,52	17,27	17,70
RAM	Total plot area	40,38	39,79	40,78
RAM	Total outdoor area	28,86	28,44	29,15
RAM	Of which species conservation areas	4,90	4,83	4,95
RSH	Total sealed area	20,00	20,22	20,22
RSH	Total near-natural area at the site	40,44	40,90	40,90
RSH	Total plot area	71,24	72,04	72,04
RSH	Total outdoor area	62,22	62,92	62,92
RSH	Of which species conservation areas	8,06	8,15	8,15
RÜM	Total sealed area	29,10	28,61	28,19
RÜM	Total near-natural area at the site	36,94	36,31	35,78
RÜM	Total plot area	116,75	114,75	113,09
RÜM	Total outdoor area	92,04	90,46	89,16
RÜM	Of which species conservation areas	16,67	16,38	16,14

Location	Type in m³	2022	2023	2024
TAU	Total sealed area	30,29	30,29	30,42
TAU	Total near-natural area at the site	5,04	5,04	5,06
TAU	Total plot area	72,61	72,61	72,92
TAU	Total outdoor area	38,36	38,36	38,53
TAU	Of which species conservation areas	0,00	0,00	0,00
Administration	Total sealed area	0,00	0,00	0,00
Administration	Total near-natural area at the site	0,00	0,00	0,00
Administration	Total plot area	0,00	0,00	0,00
Administration	Total outdoor area	0,00	0,00	0,00
Administration	Of which species conservation areas	0,00	0,00	0,00

Table 14: Overview of the residences and their offers

Property	Year of construction	Nursing home	Serviced living accommodation (WmS)	Independent living	Day care	AMD	Kitchen for menu service	Employee aPartments	The external audit deals with
MAR / Giesing	1988	x					x	x	Planned: 2026
JOS / Sendling	1928 (think building)	x	x		x	x	x	x	2025
RAM / Ramersdorf	2007	x							2025
RÜM / Schwabing**	1942	x	x		x	x		x	Planned: 2026
MAN / Allach	1978	x	x			x	x	x	2025 / planned: 2027 (new building)
AHH / Laim/Pasing	2008	x							2024
EFF / Bogenhausen	2012	x	x			x	x	0	2024
TAU / Harlaching	1973	x				x		x	Planned: 2027
HLG /Neuhausen	1907	x			x		x		2024
BÜR /Nymphen-burg	1911 (think building)			x					2024
Mathilden Abbey / Old Town	1882 (think building)			x					2025

Property	Year of construction	Nursing home	Serviced living accommodation (WmS)	Independent living	Day care	AMD	Kitchen for menu service	Employee aPartments	The external audit deals with
RSH / Milbertshofen	1971			x				x	Planned: 2026
MSH / Hation	1971			x				x	2025
QQH / Send- ling	2023			x					

** the day care center was only opened in January 2025

The administration was inspected in the external audit in 2025 and will inspected again in the revalidation year 2027.

List of measures

Table 15: MÜNCHENSTIFT's list of measures

Target area	Subcategory	Measure & target	Status	Residences concerned
Waste	Paper instead of plastic packaging for laundry	Laundry with banderoles instead of disposable plastic packaging; laundry for the kitchen (potholders, aprons) and small laundry deliveries on WBs still in foil. This should also be abolished. HWL had a discussion with Stanglmayer, Ms. Endler. Expected savings of 2 % plastic	implemented	HLG
Waste	Waste separation	Separate wastepaper bins in offices for correct separation of paper/residual waste. Sub-goal: Order waste baskets by Dec 23 (30). For 2024: Check by HWL whether sufficient stock. Step 2: Labeling "paper". 3rd step: Clarify disposal/collection. Step 4: Training Ms. Peterhoff. Step 5: Information to relevant employees. Current: HWL with Ms. Boneff Clarification of disposal/equipment on the refuse truck. Implementation planned by May 24 at the latest	implemented	HLG
Waste	Introduction of digital signatures	Reduction of paper consumption through digitalization of processes and increased use of electronic means of communication, including digital signatures, no physical folders, but digital folder filing (e-filing). Assumption reduction in paper consumption	In implementation	All residences

		by 10 % in total; purchase of necessary software and tools for digitization		
Waste	Bulk packaging	Purchase of food and incontinence material in bulk packaging to reduce packaging waste. Acceptance: Reduction of packaging waste by up to 15 % total	In implementation	All residences
Waste	Composting projects	The waste can be composted together with residents and the kitchen and the soil can then be used together again in the garden. The residents can be , e.g. to aerate the compost or to check the quality and purity of the waste (no citrus fruit/no meat). Assumption savings: 1% food waste (only small composting facilities possible due to limited space in the gardens)	In implementation	All residences
Waste	Digital patient ac- tivities	Introduction of digital patient files, expected savings: 5%	In implementation	All residences
Water	Replacement of approx. 250 fittings by Caverion	The existing taps are replaced because they do not provide scalding protection; they mix cold and hot water and the temperature cannot reached during thermal cleaning, resulting in increased additional water consumption. Assumption: Average consumption of old taps: 10 l/min and approx. 100 l per flush (10l/min*10min). Expected consumption of new faucet: 7 l/min. Savings: 30 l/flush; 300 days of flushing	in planning	JOS
Water	Do not carry out legionella flushing if	Legionella flushing is intended to compensate for loss of use and does not have to be carried out additionally.	In implementation	JOS

	previous use of the line	When the sink is wet or the person being cared for is showered/bathed anyway. Estimated consumption due to stagnant flushing: 7,300 m³/a. At least 7% could be saved by reducing flushing		
Water	Taps with sensors	During general refurbishment: installation of taps with motion sensors in general areas (MA toilets, kitchen) to reduce water consumption. If necessary, install "smart" sensors to automate stagnant flushing incl. control system. Assumption: previously: 15 sec/use at 10 l/min; 30 times a day; sensor taps approx. 6 sec/use flow rate 7l/min; costs 300€/unit; replacement approx. 80 units	In implementation	All residences
Water	Flow limiter	Installation of flow restrictors in all taps and showers	In implementation	All residences
Water	Re-paring dripping water	Regular maintenance and repair of dripping taps and leaking pipes	In implementation	All residences
Water	Water-saving toilets	Replacing old toilets with water-saving models and regular descaling	In implementation	All residences
Water	Cistern	Construction of a cistern. Ms. Welsch-Egger (garden and landscape planner) is currently working on a climate adaptation concept for all MÜNCHENSTIFT residences.	In implementation	HLG

Energy	Motion detector	Additional motion detectors in little-used storage rooms, corridors, changing rooms (approx. 4 rooms, 17 lights are replaced)	in implementation	AHH
Energy			In planning	AHH
Energy	LED conversion	LED conversion in the stairwells with motion detectors	In planning	AHH
Energy	LED conversion	Spherical lights in the corridors and safety lights are gradually being converted to LED. (Conversion underway, completion planned for May 2024)	In planning	EFF
Energy	LED conversion	Renewal of outdoor lighting (overhaul) Residence, garden	In planning	HLG
Energy	Building management system	Refurbishment of building management system BMS		JOS
Energy	LED conversion	Conversion to LED lights with 8 watts in the cold rooms	In planning	JOS
Energy	Motion detector	Installation of motion detectors in functional rooms - is generally implemented on a building-specific basis	In planning	MST all HS
Energy	LED conversion	Renewal of the security lighting throughout the residence, conversion to LED	In implementation	MST all HS
Energy	LED conversion	Renewal of the security lighting throughout the residence, conversion to LED	In planning	AHH
Energy	Building management system	Renewal of building management system, increasing the energy efficiency of the entire residence	In planning	RAM

Energy	Building management system	Renewal of building management system, increasing the energy efficiency of the entire residence	In planning	AHH
Energy	LED conversion	Replacing halogen with LED in the corridors	In planning	RAM
Energy	Building management system	Control of the corridor lighting in the Hirmerhaus basement in Rümannstraße (right-hand corridor) using push-buttons and staircase timer. Replacement of relays with ELPA 8 staircase timer relays	In planning	RAM
Miscellaneous	Environment Week	There will be an Environment Week, which will focus on this topic. This should help to raise awareness among employees and residents	Realized	RAM
Miscellaneous	Reduction of hazardous substances through green cleaning	Use of environmentally friendly cleaning agents: Use of ecological cleaning agents and dosing systems in cleaning.	In planning	All residences
Miscellaneous	Health	TK health day: To promote awareness of health measures, a health day can be organized by the health insurance companies, e.g. TK, in every residence for the employees	In planning	All residences