IB+

Sustainable Development 2025

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Intercantonal School for Forest Rangers and Training Centre 1997, Lyss

Contents

Foreword

Jan Stöcker
Chairman of the Executive Board

A Century of Legacy, A New Era of Responsibility

For 100 years, IB has helped shape Switzerland's built environment. This legacy brings with it a major responsibility: to ensure an architectural landscape that is qualitative, innovative, and resilient.

Today, architecture has entered a new paradigm. It is no longer only about designing spaces, but about shaping the resilience of our cities in the face of climate change. Confronted with a rapidly evolving world, the construction industry must anticipate and adapt. We have chosen not to endure this transition, but to embody it. We do not simply want to be contributors to change; we want to lead the way.

This ambition is a direct response to the expectations of our ecosystem. It reflects the demands of our clients — both national and international — who expect strong commitments throughout their value chain. It also responds to the aspirations of our teams, who seek purpose in their work and want to play an active role in protecting the environment.

To meet these expectations, we go beyond legal requirements. This document demonstrates our comprehensive commitment, applied to both the design of our projects and the daily conduct of our business.

Arnaud Paquier
Head of Sustainability

Architects do not merely design spaces; they influence economic flows. Every construction choice is a vote for a specific industrial sector. In Switzerland, a country with limited resources, we have a duty to promote architecture that is local, renewable, and low-carbon.

To achieve this, we reverse the traditional logic: we consider the building through the lens of its materials from the earliest sketches. Yet this ambition is challenged by the opacity of supply chains. At Itten+Brechbühl (IB), we advocate — together with industry and policymakers — for radical traceability. It is the only way to ensure a real impact assessment.

By focusing our efforts on Climate (E1) and Circular Economy (E5), we place Life Cycle Assessment at the core of our decision-making processes. This report is not a showcase; it is an uncompromising snapshot of our transformation towards a practice aligned with planetary boundaries.

Foreword
Client Compliance

The performance of a real estate asset is no longer measured solely by its financial return, but also by its climate and social resilience. Our clients — investors and project owners — are facing increasingly demanding reporting requirements (EU Taxonomy, CSRD).

We have structured our sustainability approach to mirror yours. By rigorously documenting our practices — from selecting low-carbon materials to ensuring the ethical integrity of our operations — we help safeguard the non-financial value of your projects.

This report is proof that we speak the same language. It demonstrates our ability to act not only as designers, but as strategic partners who can support you in achieving your ESG (Environmental, Social and Governance) objectives and enhancing the long-term value of your assets.
We understand that for our clients and partners, sustainability is no longer a simple aspiration — it is a complex regulatory obligation.

As architects, we are a key link in your value chain.
Because your climate objectives depend on our design choices, we have aligned our reporting with the most demanding standards.

This document guarantees:

Data Transparency: We provide the indicators you need (Scope 3, LCA) to feed into your own non-financial reports.

Risk Management: By working with us, you gain a partner who understands and controls its impacts, helping you secure your duty of care. Our EcoEntreprise Excellence certifications (Lausanne & Geneva) and our EcoVadis “Committed Company” badge attest to the robustness of our processes and our ethical standards.

We do not simply design your projects; we help you document their sustainable performance.

ECOENTREPRISE CERTIFICATION EXCELLENCE
DEVELOPPEMENT DURABLE RESPONSABILITE SOCIETALE

COMMITTED ecovadis Sustainability Rating FEB 2026

Impact on Our Activity

In the face of the climate emergency, we are acutely aware of our responsibility as a major player in the construction sector. For an architecture firm, sustainability is not measured by office paper use or electricity consumption alone, but by the long-term footprint we leave on the landscape and the economy.

In line with the double-materiality methodology, we assess our impacts through two distinct lenses: the performance of our projects (our services) and the strength of our internal operations (our organization).

The Impact of Our Projects (Inside-Out)

How our design choices shape the environment and the industry.

Our greatest material impact is embedded in our deliverables. Every building we design represents a decision that shapes a territory for 60 years or more.

Carbon Levers and Circular Economy (ESRS E5):
Architects are industrial specifiers. By avoiding materials linked to fragile supply chains or highly dependent on fossil fuels (e.g., plastic-based insulation), we reduce geopolitical exposure and the carbon footprint of our buildings. We prioritize design for disassembly, reuse and geo-sourced materials to prevent resource depletion.

Biodiversity and Soil (ESRS E2–4):
Our choices in site layout and landscape design directly influence ecosystems. We work to limit soil sealing and view the remediation of polluted sites as an opportunity to rewild the city — not as a mere technical constraint.

Energy Performance:
Beyond regulatory compliance, our design decisions (bioclimatic principles, orientation, envelope performance) determine the long-term energy consumption of future occupants. We design for efficiency first, technology second.

The Resilience of Our Business Model (Outside-In)

How we secure our activity against transition and social risks.

Sustainability is equally a matter of economic continuity and operational ethics. We turn regulatory and societal risks into competitive advantages.

Human Capital and Attractiveness (ESRS S1): Our value lies entirely in our people. Poor management of well-being (stress, overload) or a lack of environmental purpose in projects poses a major risk of talent loss. We protect our teams and refuse to outsource our intellectual services: all design work is carried out internally, ensuring ethical working conditions and total quality control.

Digital Sobriety and AI:
The integration of emerging technologies (AI, advanced modelling) must not come at the expense of the climate. We remain vigilant about the rising energy demand of digital tools and commit to using them thoughtfully and efficiently.

Reputational Risk and Compliance:
Our sector is becoming more stringent (EU Taxonomy, Swiss standards, cantonal laws). Failing to train our teams or being associated with controversial projects (destruction of protected areas, displacement of communities) exposes the firm to immediate financial and reputational risk. Our ethical rigor is our strongest safeguard.

The year in figures
Introduction

What is this report for?

(And how to read it)

This document is not merely a promotional brochure. It is our Sustainability Statement, a rigorous exercise in transparency that complies with a new European standard: the CSRD (Corporate Sustainability Reporting Directive)..

The aim is simple:

To treat environmental and social data with the same level of importance as our financial data. To achieve this, we have analysed our business from two perspectives; this is known as ‘double materiality’:

The impact we have on the world:

How do our buildings, construction sites and travel affect the climate, biodiversity and workers’ conditions?

The impact the world has on us:

How does climate change (heatwaves, material shortages, new legislation) threaten the financial sustainability of our firm?

This report is therefore a management tool. It does not merely list our achievements; it measures our risks and our actual impacts (both negative and positive) and sets quantified targets to reduce them. IB is turning its convictions into concrete results to build a resilient future. This applies both to our operational impact and to the architectural projects for which we are responsible.

Our aim is to ensure that our business operates within planetary boundaries.

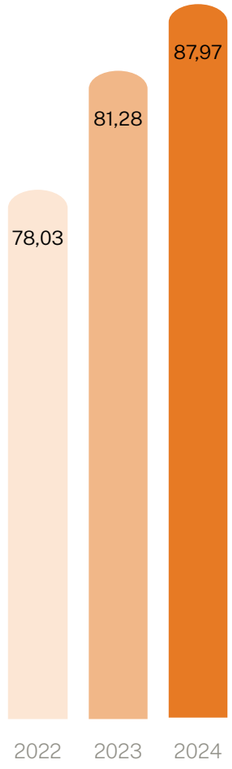
Introduction

INCOME

During the 2024/25 financial year, our business grew, with turnover increasing by around 8%.

87,97

in millions of CHF



PROJECTS

During the 2024 financial year we worked on more than:

130

projets

LABELLING

During the 2023 financial year, we were awarded two environmental certifications:

ECOENTREPRISE CERTIFICATION EXCELLENCE
DEVELOPPEMENT DURABLE RESPONSABILITE SOCIETALE

COMMITTED ecovadis Sustainability Rating FEB 2026

The Year in Figures 2024
Environment

OUR GREENHOUSE GAS EMISSIONS (GHG)

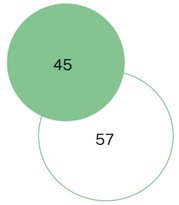
According to the Greenhouse Gas Protocol

0.006

gCO_2/CHF

Scope 1

Direct emissions from the vehicle fleet.

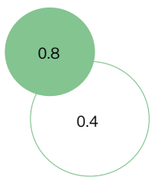


-20%

compared with the baseline

Scope 2

Scope 2: Indirect emissions associated with the vehicle fleet's electricity consumption.



+70%

compared with the baseline

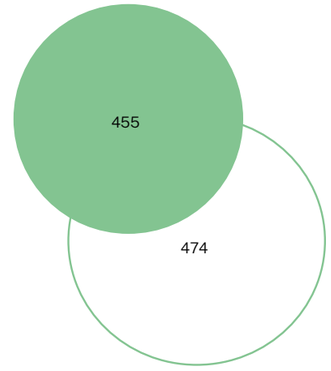
Environment

OUR GREENHOUSE GAS EMISSIONS (GHG)

According to the Greenhouse Gas Protocol

Scope 3

Scope 3: Other indirect emissions, including purchased goods and services, waste, travel and remote working, as well as the premises we rent.

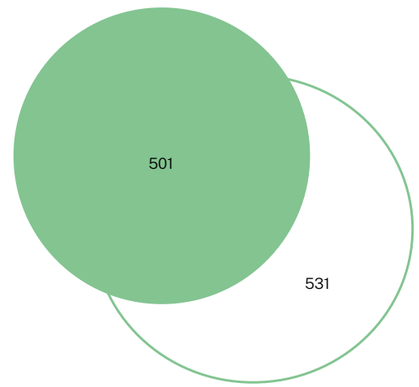


-3,96%

compared with the baseline

Total

Total emissions: all emissions, including those from Scopes 1, 2 and 3.



-5,71%

compared with the baseline

Tonnes of carbon dioxide equivalent (tCO) 2023 2024

The Year in Figures 2024

Social

TRAINING HOURS

Average number of training hours per FTE per year

42,5

OVERTIME

Average number of hours per person per month

0,2

ABSENTEEISM

Absenteeism rate, over the year

18

%

FATAL INCIDENT

0

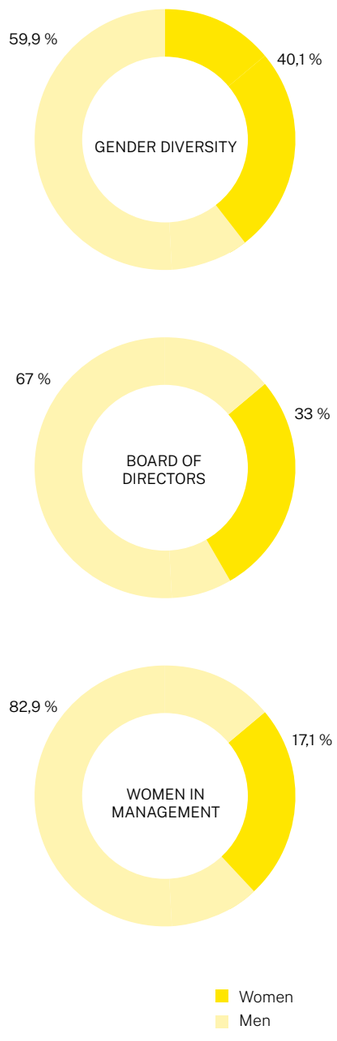
ACCIDENTS AT WORK

according to the SUVA assessment

0

DIVERSITY

We continue to make progress towards achieving our gender equality goals and commitments



Governance

OUR EMPLOYEES

At the end of the 2024 financial year, our workforce totalled nearly 466 people, excluding apprentices

466

people

REMUNERATION RATIO

The ratio of the highest-paid employee's total annual remuneration to the median total annual remuneration of all employees. The calculation includes all employees except apprentices/trainees and hourly-paid staff. The total remuneration is calculated based on a full-time equivalent (FTE) rate.

1,6

SERVICE PROVIDED IN SWITZERLAND

All our services are provided in Switzerland.

100%

CORRUPTION CASES

or bribery in 2024

0

FREELANCERS

Our teams consist exclusively of employees on permanent contracts.

0

General information

Analysis of Key Figures 2023-2024

The year 2023 marked a turning point for our firm with the publication of our first comprehensive sustainability report, which serves as a baseline for our sustainability strategy. The 2024 financial year is therefore the first to provide year-to-year comparability, enabling us to measure the actual effectiveness of our actions.

Environmental Performance

Decoupling growth from emissions.

Despite sustained growth in our business and workforce, we have seen an overall reduction in our CO2e emissions.

Absolute reduction: our total emissions fell from 531.55 tCO2e in 2023 to 501.9 tCO2e in 2024.

Reduction in carbon intensity: even more significantly, our carbon intensity per employee has fallen from 1.28 to 1.19 tCO2e/FTE. This demonstrates the beginnings of a decoupling: our firm is growing whilst reducing its per-unit carbon footprint.

Analysis of variations.

To understand this 6.35% decline in overall emissions, we need to analyse the conflicting factors that influenced the financial year:

The 'Growth' Effect (Upside Factors)

The growth in our business and workforce (from 432 to 466 employees) has led to an "automatic" increase in emissions of 17.6 tonnes. This is due to the increased demand for IT equipment and the additional commuting by our new staff.

The 'Strategy' Effect (Downside Factors)

This automatic increase was largely offset by our strategic decisions:

Scope 1 – Mobility (-17 tons): Optimising our fleet, which has been reduced from 16 to 13 vehicles, combined with increased electrification (the introduction of an additional electric vehicle), has enabled us to drastically reduce our direct emissions.

Scope 3.2 – Purchases (-33 tons): In 2023, the purchase of a vehicle had a significant impact on our emissions (33 tCO2e). The absence of such a purchase in 2024 automatically reduces our Scope 3 emissions.

Social Performance and Governance

Our commitment extends beyond carbon. The year 2024 confirms the strength of our social and ethical foundations:

Health & Safety: we have achieved our target of zero workplace accidents (according to the SUVA assessment), compared with three incidents in 2023. However, we remain vigilant regarding the rise in the number of sick days, which reflects a broader societal trend that we are monitoring closely.

Certifications: we maintain our highest standards with the renewal of our EcoEntreprise 'Excellence' certification and an EcoVadis score of 56/100, placing us in the 58th percentile of assessed companies, a mark of confidence for our clients.

Diversity: With women accounting for 40.1% of our workforce and a stable Board of Directors comprising 33% women, we are continuing our efforts to maintain gender balance at all levels of the organisation.

The 2024 financial year confirms the success of the first stage of our approach: quick-win measures (so-called 'easy' actions), such as optimising the vehicle fleet, are delivering the expected savings and helping to offset the company's natural growth.

However, to ensure we remain on track to meet our SBTi targets by 2030, we need to step up our efforts. The coming years will mark a transition: we will need to step up these rapid actions whilst also tackling the 'tough' projects, which are structurally more complex.

ESG indicators

introduction

environnement

social

governance

DATA	UNITS	2023	2024
ECO ENTREPRISE	Certification	Excellence	Excellence
ECOVADIS	Score	56/100	56/100
ECOVADIS	Percentile	58e	58e
PROJECTS IN PROGRESS	Number	120	130
GHG EMISSIONS			
GHG SCOPE 1	tCO2e	57.16	45.29
GHG SCOPE 2	tCO2e	0.44	0.76
GHG SCOPE 3	tCO2e	473.94	455.15
GHG TOTAL	tCO2e	531.55	501.9
GHG EMISSION INTENSITY	tCO2e/ ETP	1.28	1.19
PRINTING			
GHG PRINTING (SCOPE 3)	tCO2e	2.9	2.8
DIVERSITY			
GENDER DIVERSITY M/W (ALL ROLES)	%	41.2	40.1
WOMEN ON THE BOARD OF DIRECTORS	%	33	33
WOMEN IN MANAGEMENT ROLES	%	17.65	17.14
FEMALE ASSOCIATES/PARTNERS	%	34.09	32.35
WORKING CONDITIONS			
ABSENTEEISM RATE	%	17	18
AVERAGE NUMBER OF OVERTIME HOURS (PER PERSON PER MONTH)	Days	0.02	0.2
HEALTH & SAFETY			
TOTAL NUMBER OF ACCIDENTS AT WORK [1]	Number	3	0
TOTAL WORKING DAYS LOST	Days	4	80
TOTAL NUMBER OF ACCIDENTS RECORDED [2]	Days	0	15
TOTAL SICKNESS (INCLUDING SICK LEAVE) [3]	Days	4	65
FATAL INCIDENTS	Number	0	0
EMPLOYEES			
EMPLOYEES	Number	432	466
RATIO OF THE HIGHEST SALARY TO THE MEDIAN SALARY [4]	Number	1.6	1.6
ETHICS			
CASES OF CORRUPTION	Number	0	0

[1] according to the SUVA assessment
[2] total number of work-related accidents (cases involving lost and restricted working days and cases requiring medical treatment) ÷ total number of hours of exposure
[3] total number of work-related lost working days ÷ total number of hours of exposure

[4] The ratio of the total annual remuneration of the highest-paid individual to the median total annual remuneration of all employees.

General information

Company Information & Role of the Board of Directors

Sustainability governance at IB is embedded at every level of decision-making, from operational to strategic. It is underpinned by a clear chain of accountability that ensures the allocation of resources and the monitoring of performance.

Operational Management: The Business Unit Management (GBL)

The central decision-making body for sustainability issues relating to projects is the Business Unit Management (GBL).

Led by Robin Kirschke (Head of GBL and the Lausanne site), GBL's mission is to translate our climate commitments into concrete construction standards.

Monitoring and Frequency: The GBL meets three times a year to monitor the progress of sustainable practices within projects, analyse feedback, and adjust technical guidelines.

Resource Allocation: this body is responsible for approving and allocating the annual operating budget for the 'Sustainability Community', thereby ensuring that teams have the financial resources and time they need to innovate.

Accountability : Corporate sustainability is managed directly by the GBL, ensuring consistency between our internal operations and our architectural deliverables.

Implementation : The Sustainability Community

To ensure the strategy is effectively rolled out across all branches, the GBL relies on the 'Sustainability Community'. Led by a Sustainability Manager responsible for coordination across Switzerland, this community comprises dedicated representatives within each branch.

This regional network ensures a smooth flow of information from the field to senior management and guarantees the consistent application of sustainability standards across all our projects, regardless of their location.

Executive Management: The Geschäftsleitung (GL)

The overall strategy is led by the Executive Board (GL), under the supervision of the CEO.

This body comprises all branch managers. This structure ensures that sustainability is not merely a theoretical concept, but is integrated into the management of all our branches. The presence of the GBL's senior management within the GL enables issues identified by the GBL and the Sustainability Community to be raised directly at executive level.

Strategic Oversight: The Board of Directors

The Board of Directors fulfils its oversight duty and strategic approval through regular reporting.

The Executive Board (EB) reports to the Board of Directors once every two months. These meetings provide an opportunity to inform the Board of Directors of decisions taken, to approve key strategic directions, and to ensure that the company remains in line with regulatory requirements (CSRD) and the expectations of our stakeholders.

Company Information & Role of the Board of Directors

CHAIRMAN OF THE BOARD
Jan Stöcker (Direction GL)
Rempl. Robin Kirschke (Direction GBL)

COMMUNICATIONS
Bianca Leist

	BASEL	**BERN**	**GENÈVE**	**LAUSANNE**	**LUGANO**	**ST. GALLEN**	**ZÜRICH**	**MANAGEMENT SERVICES**
	Jan Stöcker	**Jürg Born**	**Vassil Kaykov**	**Robin Kirschke**	**Thomas Salmaso**	**Tobias Haefelin**	**Marcus Klink**	**Jonas König**
PROJECT MANAGEMENT **Benjamin Hulliger** Community IA / AI	Sebastian Winkler	Benjamin Hulliger	Thomas Hottner	Gabriel Scerri/ Guillaume Schobinger	Simone Medici (a.i.)	Tobias Haefelin	Franziska Willers	**FINANCE** Manuela Schäfer
PROJECT **Lidor Gilad** Community Sustainability / Community Healthcare	Michel Frei	Georg Precht	Vassil Kaykov	Laurent Gerbex	Thomas Salmaso	Till Roggel	Markus Achermann	**HR-MANAGEMENT** Tanja Zürcher
PLANNING **Catharina Märk** Community VDC / Life Science	Catharina Märk	Ronny Erler/ Carolin Schaal-Nährlich	Thomas Hottner	Vincent Wolfensberger	Thomas Salmaso	Till Roggel	Barbara Palandt/ Simon Wacker/ Davide Servalli	**IT-SERVICES** Andreas Kummer
CONSTRUCTION MANAGEMENT **Jürg Born (a.i.)**	Johannes Kretzschmar/ Stefan Waiz	Jürg Born (a.i.)	Samy Khela	Patrik Goël	Simone Medici	Tobias Haefelin	Ludwig Leifer	**INFRA-STRUCTURE** Manuel Riesen

GL (GeschäftsLeitung)

GBL (GeschäftBereichLeitung)

General information
Scope & methodology

The reliability of our non-financial reporting is based on the strict application of international standards and a transparent methodology. This report covers all of IB's activities for the period from January 1st 2023 to December 31st 2024.

Carbon Methodology: The GHG Protocol

We use the international benchmark standard, the Greenhouse Gas (GHG) Protocol, to account for our greenhouse gas (GHG) emissions.

Approach adopted: We use the 'Operational Control' approach, which includes all entities and sites over which we exercise management control.

Scopes covered: Our inventory covers direct emissions (Scope 1), indirect emissions related to energy (Scope 2) and other significant indirect emissions in our value chain (Scope 3).

Traceability: Emission factors, calculation assumptions and detailed source data are available in our 2023 and 2024 GHG Protocol Technical Reports, which serve as methodological appendices to this document.

Framework and Management System

Our approach to sustainability is not isolated; it is integrated into our overall management system, which is structured around recognised standards to ensure consistency and continuous improvement:

Social Responsibility (ISO 26000): This standard guides our governance and sets out our guidelines on ethics, human rights and stakeholder relations.

Quality Management (ISO 9001): This ensures that our data collection and project management processes meet strict quality requirements, guaranteeing the reliability of the information provided. We are not certified.

European Alignment: Although based in Switzerland, we have aligned our reporting methodology with the European Sustainability Reporting Standards (ESRS) to anticipate the requirements of our international partners and make our performance easier to understand.

Scope & Methodology

Sustainability Community

General information
Dual Materiality

Applying the dual materiality framework to a service-based company such as IB – that is, an architectural practice – requires a nuanced approach.

Unlike the manufacturing industry, where impacts are often linked to direct production (factories), the impacts of an architectural practice are primarily found in its value chain (downstream, via the buildings designed) and in its human capital.

This approach is embodied in our 2030 Sustainability Charter.

The significance of the issue in terms of its impact (materiality of impact)

For an architectural firm, the environmental impact is not limited to the electricity consumption of its offices or the type of paper used. According to ESRS 1, the impacts include those associated with the firm's products and services.

Impact via services (designed buildings): This is where the most 'tangible' (significant) impact lies. Design decisions influence the energy consumption of future buildings, the materials used, and land sealing.

Biodiversity (ESRS E4): The choice of site locations and landscaping (land sealing) have a direct impact on local ecosystems.

The circular economy (ESRS E5): The firm plays a key role in specifying materials. Encouraging the use of reused or recyclable materials, and designing buildings to facilitate dismantling, are major levers for preventing resource depletion.

The Importance of the Financial Perspective (Financial Materiality)

This dimension assesses how sustainability issues affect the firm's financial health.

Transition risks (Regulatory and Market): The construction sector is highly regulated (strict energy standards, building certification and energy regulations). If IB does not train its teams in the new sustainable building standards, we risk losing market share or no longer being able to respond to public tenders.

Reputational risks: Being associated with controversial projects (for example, destroying a protected area) can lead to a loss of clients and damage the brand's image.

Talent attraction (ESRS S1): Architectural firms rely heavily on their human capital (skills, creativity). Poor management of well-being (intensive design sprints, stress, work-life balance) or a lack of ecological 'purpose' in projects can lead to a brain drain, which constitutes a direct financial risk.

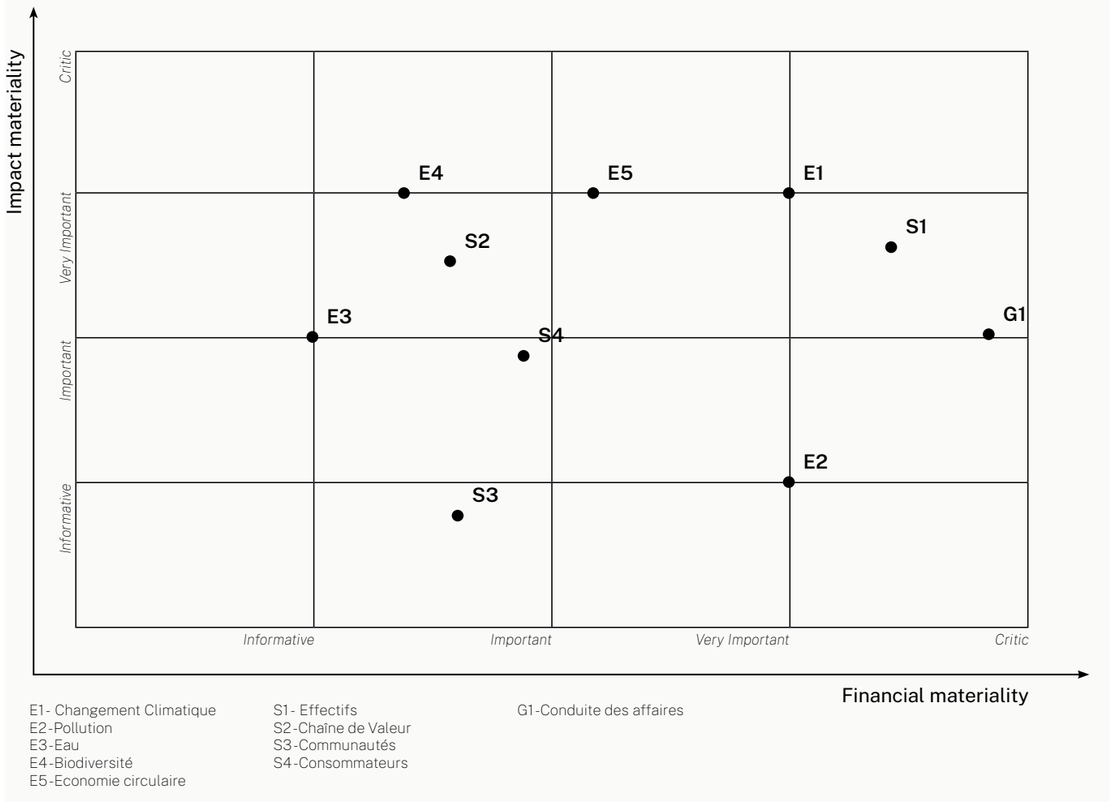
The Crucial Role of the Value Chain

For a service company, ESRS 1 stipulates that the information must include upstream and downstream impacts where necessary to understand the real issues at stake.

Upstream (Suppliers): IB must consider its subcontractors and its own purchases (software, IT equipment).

Downstream (Clients and Users): IB must consider the impact on end-users (indoor air quality, pollution during the installation of materials, thermal comfort, accessibility).

Dual Materiality



Summary of Materiality for IB:

Following an assessment of dual materiality, IB will focus on these specific themes relating to ESRS:

1. ESRS E1 (Climate) Not just for its operations, but for the carbon footprint of the buildings it designs.

2. ESRS E3 & E4 (Water/Biodiversity): In designing our projects, we aim to be considerate of non-human elements and minimise artificial development, whilst taking into account the interplay between water and biodiversity and its management within our projects.

3. ESRS E2 & E5 (Resources/Circular Economy): For the specification of materials sourced from reuse schemes or locally, and which are safe for both users and workers, as well as for the management of construction waste (planned from the design stage).

4. ESRS S1 (Company workforce): For workload management, gender equality and continuing professional development.

5. ESRS G1 (Business conduct): To prevent corruption in the process of obtaining planning permissions or public contracts.

In short, for IB, materiality shifts from its own operations (the office) to the influence it exerts on the built environment.

General information
SBM Strategy, Strategic Resilience

In response to global challenges, IB is evolving its business model. We are shifting from a role as planners and designers of buildings to that of a strategic partner for resilient real estate assets.

Our strategy aims to decouple our economic growth from our carbon footprint, whilst safeguarding our expertise for our clients in the long term.

STRATEGIC POSITIONING REGENERATIVE ARCHITECTURE

Our ambition is to go beyond simply reducing negative impacts and ultimately aim for regenerative architecture.

Value proposition: We systematically incorporate life-cycle analyses, reversibility and biodiversity into our services.

Differentiation: In a saturated market, our commitment to client satisfaction and our expertise in navigating regulatory (building standards) and technical (geosourced, bio-based materials, reuse) constraints give us a major competitive advantage, positioning us as the preferred partner for discerning project owners.

RESILIENCE IN THE FACE OF RISK

(ESRS 2 SBM-3)

We have tested the resilience of our strategy against the key sustainability risks identified in our double materiality analysis :

Resilience in the Face of Transition Risks (Regulation & Market):

The introduction of binding regulations (bans on certain materials, carbon quotas, energy legislation) and sector-specific targets like the climate innovation act (LCI) pose a threat to those who are unprepared.

Our answer: Proactive planning. Thanks to our technical monitoring (GBL) and the ongoing training of our teams, we turn this regulatory requirement into an opportunity to provide advice. We are ready for the 2030 standards, today.

Resilience to Physical Risks (Climate):

Heatwaves and extreme weather events are affecting the sustainability of buildings.

Our response: Adaptation. We incorporate bioclimatic design and rainwater management right from the initial design stage to ensure the comfort and safety of occupants in a future climate that is 2°C warmer, thereby protecting our clients' property value.

Social Resilience (Attracting Talent):

By giving meaning to architectural practice and ensuring exemplary working conditions (protection against excessive workloads, fairness), we retain the talent we need to drive our innovation.

ADAPTATION OF THE ECONOMIC MODEL

To align our financial interests with planetary boundaries, we are actively steering our business development:

Priority to Renovation: We strategically prioritise transformation and renovation projects, which are less resource-intensive than demolition and reconstruction, and which will account for the majority of the future construction market in Switzerland.

Material innovation: We are establishing partnerships with local, low-carbon supply chains to ensure a secure supply of local materials for our projects, whilst reducing our reliance on materials sourced from non-resilient, oil-dependent supply chains (for example, the project to develop low-carbon slabs).

Conclusion

This first report marks a milestone for IB. It does more than simply set out our intentions; it lays the quantitative foundations for our accountability.

The 2024 financial year shows that we have reduced our emissions by 6.35% whilst increasing our workforce; we have demonstrated that our rigorous management (mobility, procurement, governance) can counteract the automatic increase in our environmental impact.

Our EcoEntreprise Excellence and EcoVadis certifications are not trophies, but evidence of this operational discipline.

However, we look to the future with a clear-eyed perspective. The 'quick' wins have been achieved. The path towards our 2030 SBTi targets now requires us to tackle structural challenges: the comprehensive refurbishment of the properties we rent and, above all, supporting our clients towards a regenerative, low-carbon architecture that is resilient to climate risks.

Our governance structure, which bridges strategic leadership (Board of Directors/ General Management) with the realities on the ground (Sustainability Community), is our greatest asset in making this transition a success.

To our partners and clients, we reaffirm our promise: that our firm does not merely endure change, but anticipates it. By choosing IB, you are not just choosing planners, but committed allies dedicated to safeguarding the value and resilience of your assets in the face of the world to come.

We continue to build, with the same passion as 100 years ago, but with a keen awareness of today's urgent challenges.

Environment
E1 - Climate

E1-1: TRANSITION PLAN FOR CLIMATE CHANGE MITIGATION

In 2024, we formalised our climate strategy by aligning our decarbonisation ambitions with the standards of the Science Based Targets initiative (SBTi). Our aim is to help limit global warming to 1.5°C above pre-industrial levels, in line with the Paris Agreement.

Our transition plan aims to achieve Net Zero by 2050, by drastically reducing our emissions and offsetting unavoidable residual emissions. This approach is at the heart of our business model and is based on four strategic pillars :

Regulatory Foresight : Going beyond the requirements of the Climate and Innovation Act (LCI).

Business Development : Meeting the growing ESG criteria of our international and institutional clients.

Reputation & Talent: Embodying our values to attract talent and maintain our credibility as a master planner.

Cost-Effectiveness: Applying the principle of frugality to achieve structural savings.

E1-2 & E1-3: POLICIES, ACTIONS AND RESOURCES

To achieve our objectives, we have identified our main sources of emissions: transport (Scopes 1 & 3), the use of our buildings (Scope 3.8) and procurement/ fixed assets. Our strategy distinguishes between two types of actions:

Quick Wins (Immediate Actions)

Mobility: Electrification of our internal fleet. In 2024, we reduced our fleet from 16 to 13 vehicles and introduced an additional electric vehicle. We aim to systematically replace combustion-engine vehicles with electric models by 2030.

Energy: A gradual transition to 100% renewable electricity across all sites.

Procurement: Extending the lifespan of certain IT equipment and incorporating preferential criteria for suppliers committed to the SBTi.

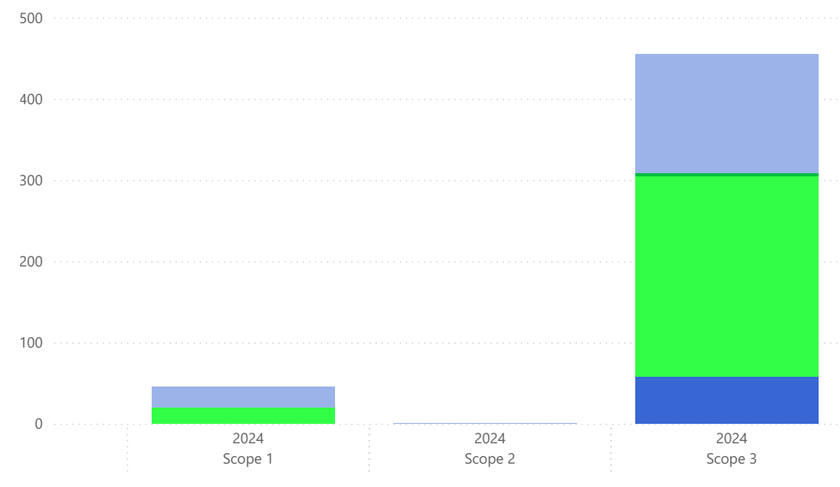
Structural Reforms (Fundamental Measures):

Commuter Travel: Encouraging a shift towards rail travel and reviewing parking policy to reduce the availability of free parking spaces for petrol and diesel vehicles at well-served locations.

Property: Launching a rigorous dialogue with the owners of our leased premises to initiate energy-efficiency renovations (heating and air conditioning).

E1 - Climate

FIGURES FOR 2024



TOTAL tCO2

501,19

tCO2 / ETP

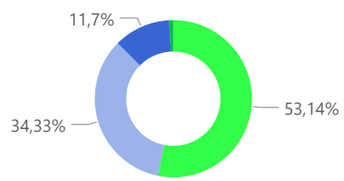
1,19

tCO2 / CHF

0,006

Data quality

- Primary data
- Assumptions / Estimates
- Monetary data
- Processed data



Environment
E1 - Climate operation

E1-4 : TARGETS RELATING TO CLIMATE CHANGE MITIGATION

Based on our baseline year (2023), we have set the following absolute reduction targets for 2030:

Scopes 1 & 2: A 42% reduction in absolute emissions compared to 2023 (i.e. from 58 tCO2e to 33 tCO2e).

Scope 3: A 25% reduction in absolute emissions compared to 2023 (i.e. from 477.5 tCO2e to 358.1 tCO2e).

E1-6 : GROSS GREENHOUSE GAS (GHG) EMISSIONS)

The year 2024 marks our first year of comparison with the 2023 baseline. We have used the 'Operational Control' approach in accordance with the GHG Protocol.

Despite an increase in business activity and headcount (+34 FTEs, which automatically leads to higher emissions), we have recorded an absolute reduction of 6.35% in our total emissions.

The significant reduction in Scope 1 emissions (-20.8%) is due to the optimisation of our vehicle fleet (a reduction in the number of vehicles and electrification).

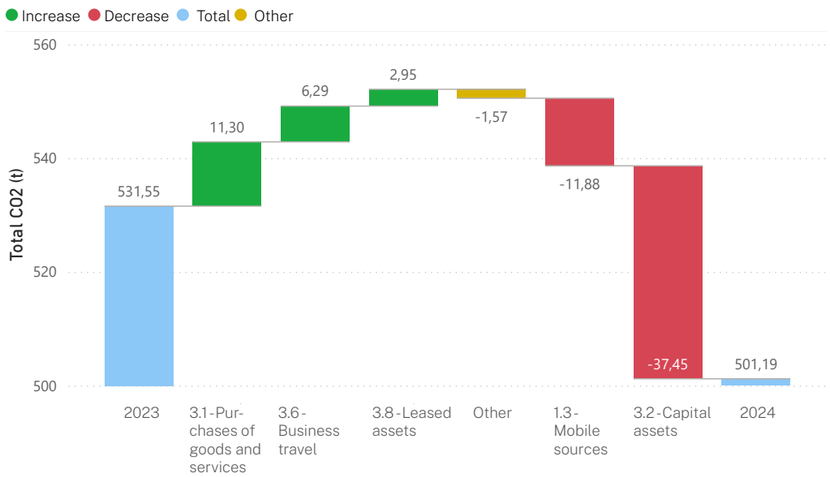
Scope 3, which accounts for the majority of our impact (around 90%), has decreased thanks to the absence of purchases of combustion-engine vehicles in 2024 (compared with a significant purchase in 2023) and improved travel management.

The increase in Scope 2 remains small in absolute terms and reflects the adjustment of our electricity consumption.

E1-9: FINANCIAL IMPLICATIONS

We approach decarbonisation from the perspective of economic efficiency. The reduction in our carbon intensity (from 1.28 to 1.19 tCO2e/FTE) demonstrates the beginnings of a decoupling between our growth and our environmental impact. However, economic intensity (tCO2e/CHF) remained stable at 0.006, indicating that we must continue our effort to create more value per unit of carbon emitted.

Change 2023 –› 2024



E1 - Climate Operations

OTHER INDICATORS:

PRINTING

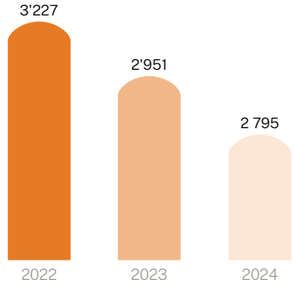
Within an architectural practice, carbon emissions are seen as significant; at IB, however, they account for just 0.5% of our total carbon footprint, amounting to 2.8 tCO2e for the year 2024.

Nevertheless, we wanted to track this metric and have been doing so since 2022. Every year, our printing-related carbon emissions diminish.

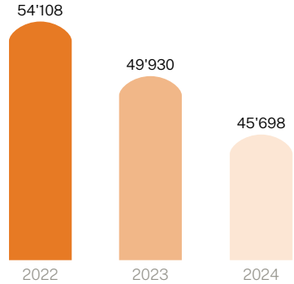
ARTIFICIAL INTELLIGENCE

The use of artificial intelligence emerged during the 2024 financial year; our aim is to find a way to measure our consumption in order to assess the impact of our use of this new technology.

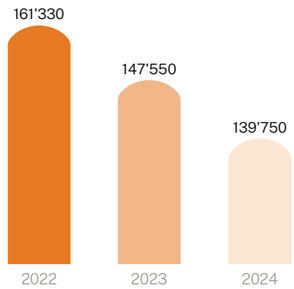
Total printing-related emissions in KgCO2e/a



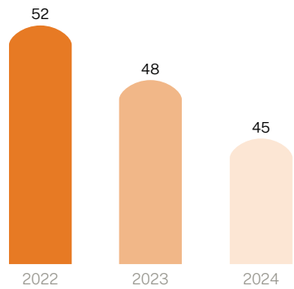
Total printing-related emissions in m2



Total printing-related emissions in L (water)



Total printing-related emissions in Trees



Environment
E1 - Project Climate

The Minoteries complex, a Geneva landmark dating from 1970 and built by the Honegger brothers, comprises 329 flats, a daycare, a school, a senior citizens' club, a library and a shopping arcade. The main challenge of this project concerned energy efficiency, as the Minoteries were among the city's most energy-intensive buildings, and the building renovation project aimed to achieve Minergie certification and the HPE (High Energy Performance) label.

Energy and Environmental Performance

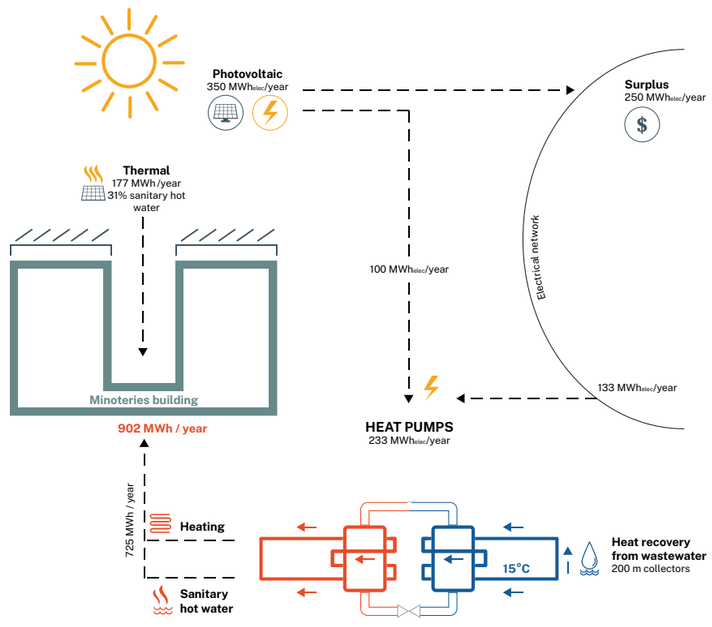
As part of this renovation project, energy and environmental considerations were taken into account in line with the City of Geneva's overall strategy of '100% renewable by 2050'. The aim was to apply a high-performance energy concept to a large housing complex. The project involved the complete insulation of the buildings, the refurbishment of the roofs with the installation of thermal and photovoltaic elements, and the optimisation of the technical systems.

Thanks to the thermal and photovoltaic panels on the roof and the upgrade of the heating system, the buildings will run entirely on renewable energy with zero emissions.

The work carried out has fully achieved the strategy's objectives, notably reducing heating requirements by 80% (from 4,180 MWh to 902 MWh per year) and meeting energy needs through a '100% renewable' solution, utilising heat from wastewater via two heat pumps and a solar thermal system for domestic hot water production.

Project
Les Minoteries
Client
Ville de Genève
IB Services
Architecture, construction management
Floor area
41'048 m²
Energy label
HPE et Minergie
Location
Geneva, Switzerland

E1 - Project Climate



TOTAL HEATING + HOT WATER SUPPLY
Total heat demand = 902 MWh /year

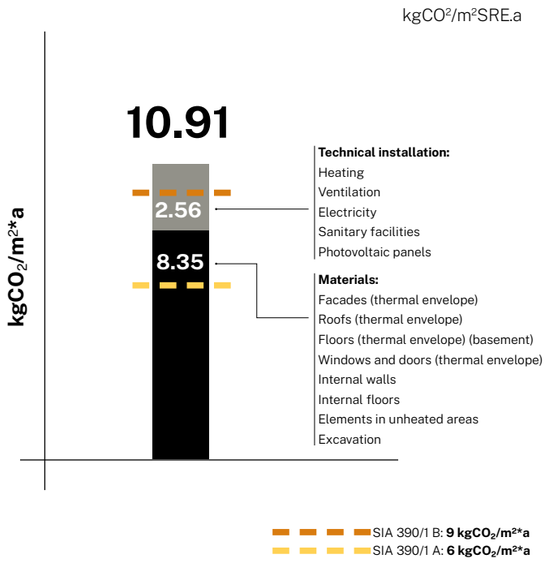
INDEX OF EXTERNAL ENERGY CONSUMPTION FOR HEAT GENERATION
0 MJ$_{elec}$/year

Environnement
E1 - Project Climate

Our climate strategy aims to manage carbon emissions at every stage of the project. We are actively working to make impact assessments a standard practice from the design competition phase onwards, to ensure our designs are climate friendly.

At the same time, we are developing tools to automate these assessments in order to inform the client's decisions. This initiative is a priority for us and involves the gradual integration of carbon analyses into our BIM workflow and the ongoing development of a proprietary data management system to ensure the reliability of our data.

This development of expertise is underpinned in practice by our completed projects. We are making progress through our flagship projects, such as the Tilia Tower, which act as a veritable innovation laboratory, enabling us to test and validate our decarbonisation solutions on




© 3XN

Mixed-use development: 222 residential units, 160 co-living units, plus spaces for work, leisure, music, and sports.

The Tilia Tower is a vibrant and welcoming tower block, an architectural landmark with light, airy spaces in a lively neighbourhood. Its integration into the neighbourhood is achieved through a subtle interplay of volumes with the existing buildings and a sense of openness towards the viaduct. The Tilia project meets the CO_2 requirements of Minergie-P-Eco and SNBS-Quartier.

Both construction (materials) and operation (energy concept) are optimised in terms of CO_2 emissions. We have incorporated the following elements into the construction

- LC3 cement based on calcined clay (JURA ECO3)
- Timber construction

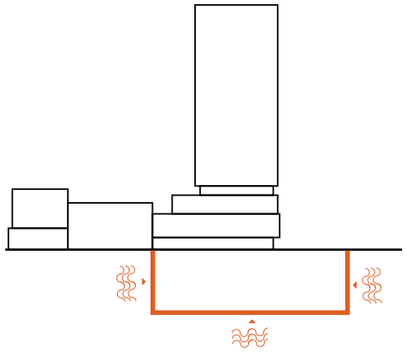

IB JURA ECO 3

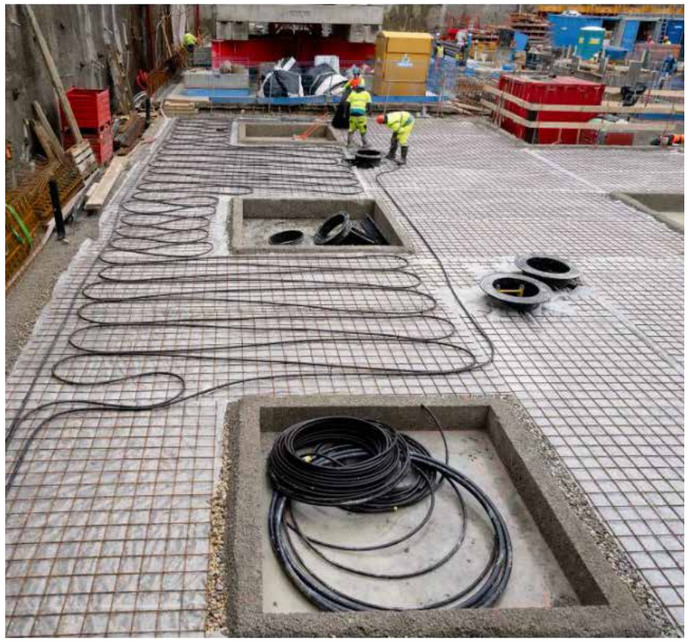
Project
Tilia Tower Malley/Prilly
Architecture
3XN | Itten+Brechbühl SA
Client
Insula SA
Floor area
37 925 m²
Energy Label
Minergie P-ECO / SNBS Quartier
Location
Prilly, Switzerland

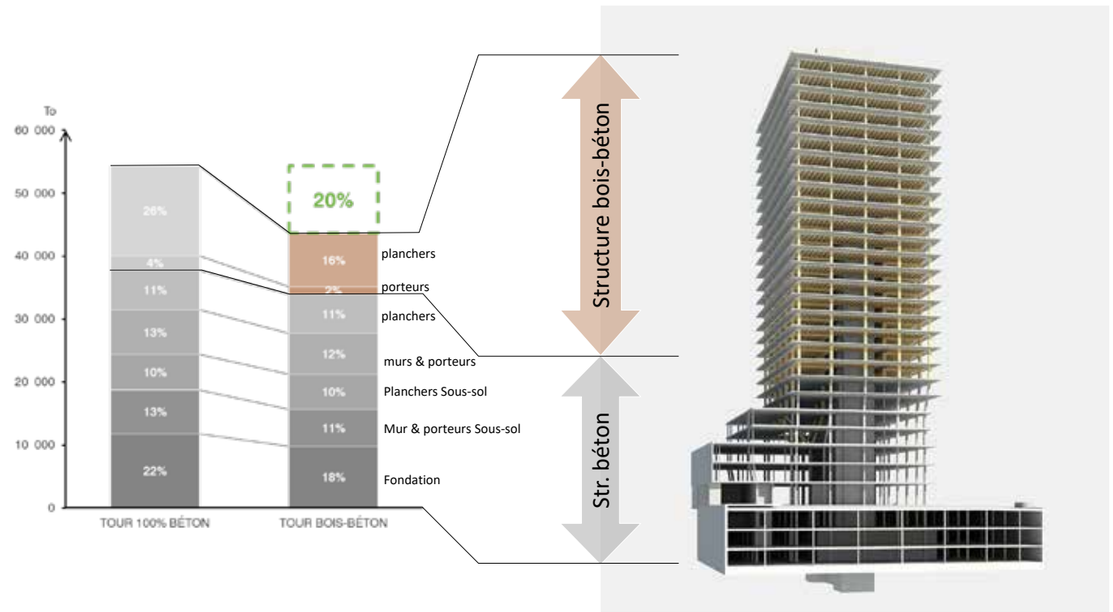
E1 - Project climate

Energy geostructures

A system of energy geostructures has been developed by the firm Geoeg.
The basement walls and the foundation slab have been thermally activated using 5 km of small plastic pipes laid on the external basement walls and within the foundation slab.
The Tilia Tower is the first building in Switzerland where this concept has been implemented on this scale.




Installation of energy geostructures

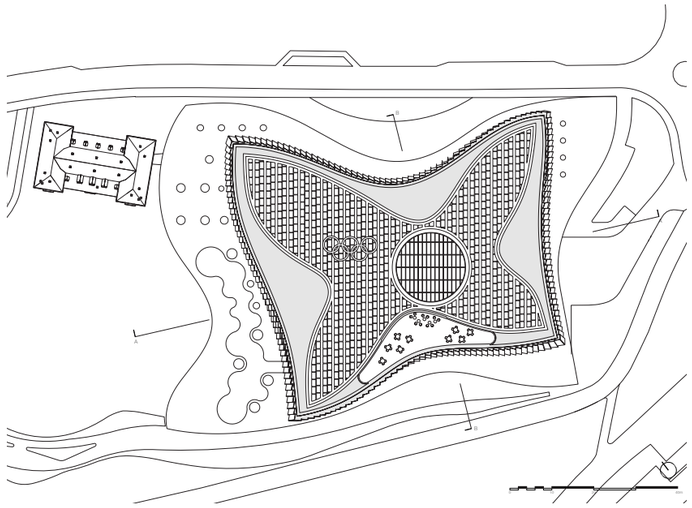


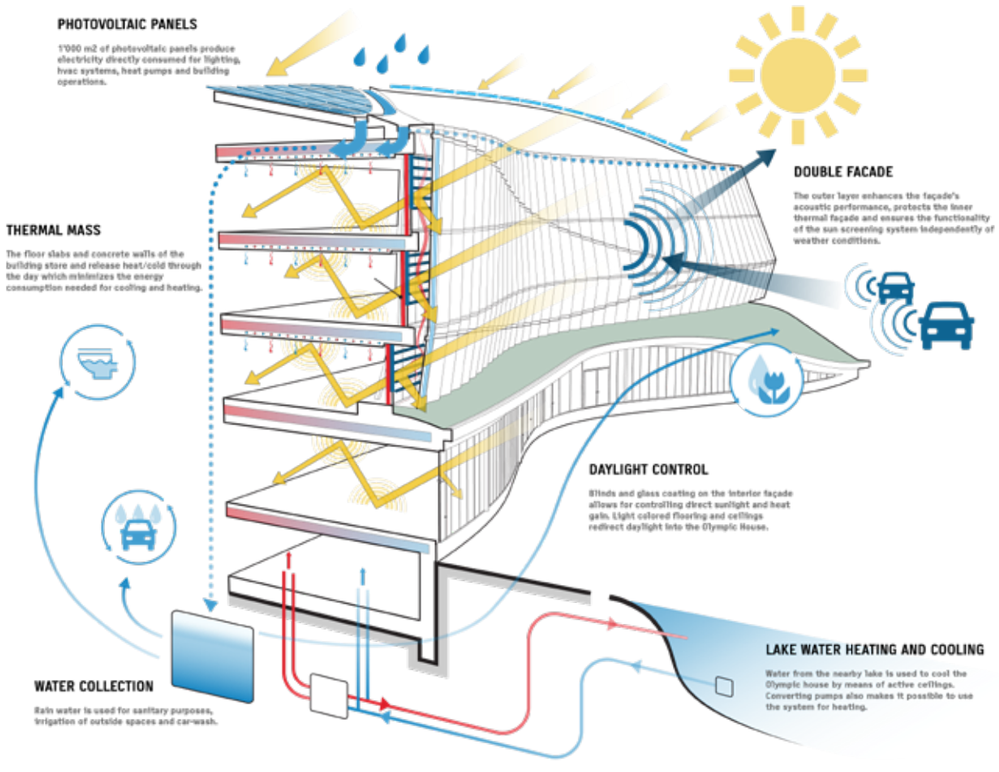
Impact of weight on the structure

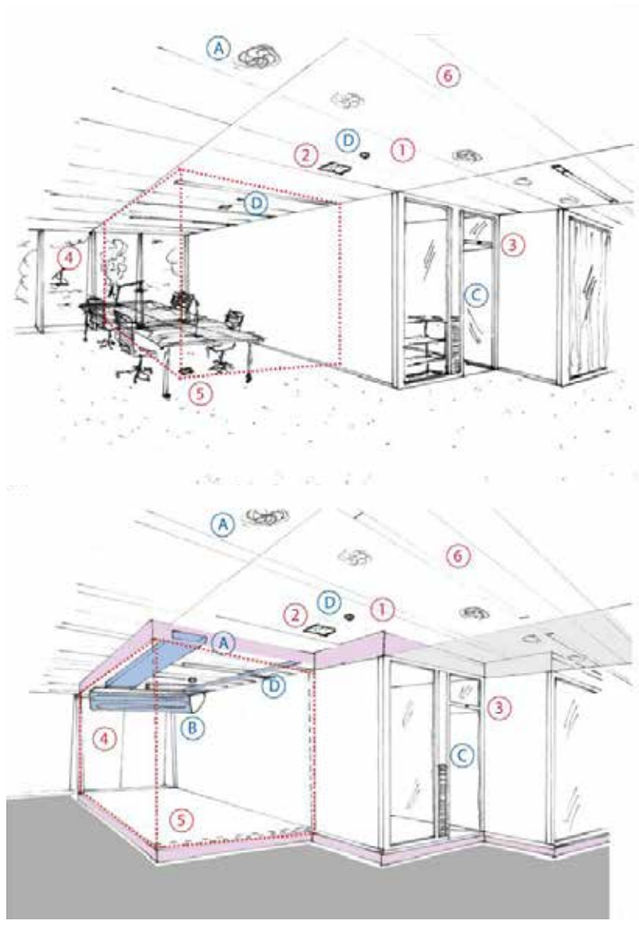
Environment
E2 - E4 Pollution, Water, Biodiversity Project

From the outset of the project, sustainability has been one of the five key factors in the success of the construction programme for the new headquarters of the International Olympic Committee (IOC). It is now one of the most sustainable buildings in the world.

With its shape inspired by the movement of an athlete, the Olympic House combines the highest standards of architectural design with a holistic approach to sustainability. It incorporates rigorous criteria for energy efficiency and water conservation, whilst optimising the health and well-being of its users. As it was not possible to retain the old building, an ambitious approach was developed for careful deconstruction and selective demolition. Following the various collaborations and initiatives put in place, 97% of the materials from the former IOC administrative buildings were recycled, reused or repurposed.







The building's interior design is characterised by maximum spatial flexibility. The absence of pillars in the open floor plans ensures endless layout possibilities. This structure is also designed to encourage interaction and communication, as well as the sharing of knowledge. The building's layout comprises 600 workstations spread across three open floor plans, a cafeteria (seating 400), an Olympic Café, a 350 m² fitness center, a TV studio, a modular conference area, reception areas and a roof terrace. The building and its technical systems have been designed so that the entire floor area can be converted into individual offices and conference rooms. A 2.70-metre grid on the façade is repeated in the ceiling and raised floor to allow the size of the offices to be adjusted and to meet requirements for electrical installations and ventilation in all configurations.

Project
Olympic House
Architecture
3XN | Itten+Brechbühl SA
Client
IOC – International Olympic Committee
Floor area
29'000 m²
Energy Label
Minergie-P / SNBS Platinium / LEED Platinium
Location
Lausanne, Switzerland

Environment
E5 - Circular Economy

As part of our efforts to promote the circular economy and take a proactive approach to developing solutions, we are investing in research. This project, launched in 2023, represents our contribution to Switzerland's strategic debate on the future of the construction industry.

Switzerland ranks fifth in the world for concrete consumption, with an average of 584 kg per capita, slightly above the global average of 563 kg per capita per year (swisstopo, 2020). According to the Federal Council's 'Swiss Environment 2018' report, the construction and housing sectors have the highest environmental impact in the country, ahead of food and transportation.

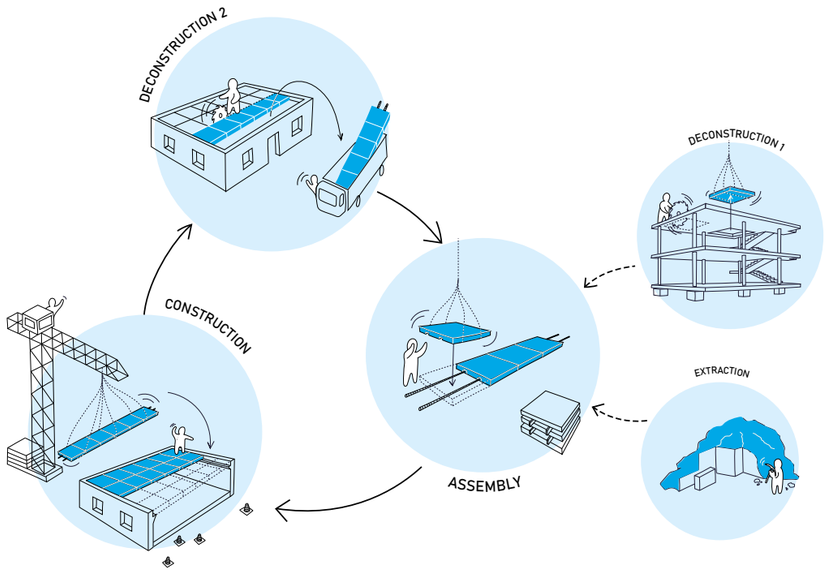
Despite its high environmental cost, concrete remains unrivalled in terms of performance and technical control. The structure of a new building accounts for around 40% of its total carbon footprint, particularly floor slabs, which are among the most difficult elements to decarbonise. Although interest in circular and low-carbon solutions is growing, the structural reuse of concrete remains rare. Most concrete is either crushed to be used as aggregate in new concrete — a solution that does not address cement-related emissions, which account for 75 to 90% of its environmental impact — or sent to landfill.

In collaboration with Société Coopérative 2401, VSL Switzerland and Marti Construction, IB has devised an approach to avoid crushing concrete by directly reusing existing stone or concrete: the system involves cutting, assembling and prestressing concrete elements from buildings planned for demolition to create a new modular slab system.

Thanks to the Canton of Vaud's Viva project and the circular economy support fund (SPEI), IB has developed, produced and tested four prototypes: three slabs with prestressed segments made from reused concrete and one made from stone. The prototypes demonstrate mechanical performance (stiffness) superior to that of new reinforced concrete, as well as a reduction of over 60% in the slabs' carbon footprint, paving the way for circular, low-carbon and resource-efficient construction.

60 %

reduction of the carbon footprint of floor slabs



Cycle de réemploi

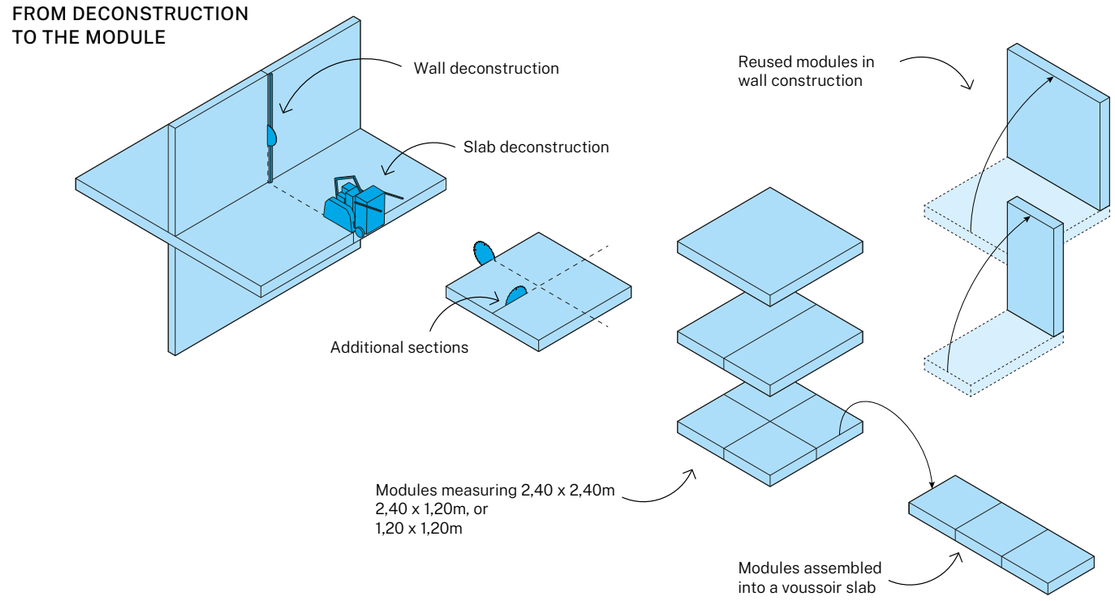
Service de la promotion de l'économie et de l'innovation (SPEI)

CBI Booster

Innovation Booster powered by Innosuisse

will bee

From Deconstruction to the Module

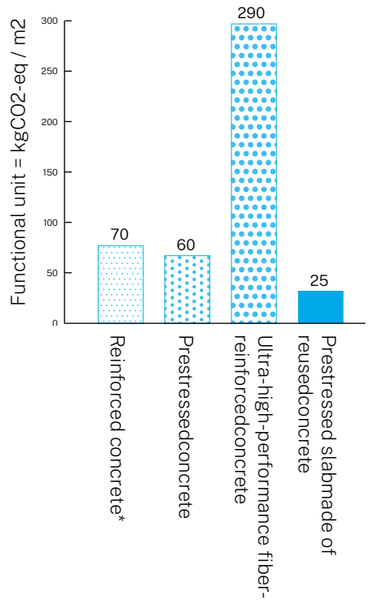


Following conclusive technical results, a successful proof of concept, and the publication of these findings in a scientific paper, IB is developing a technical guide for professionals, with the support of the CBI Booster. To ensure a wider impact, these documents will be made publicly available.

Unlike many reuse initiatives, which remain specific to each individual case and are limited by technical, architectural and logistical constraints between demolition and reconstruction, this project makes use of existing materials and techniques, simply applied in a different way.

By standardising extraction and preparation methods, the system aims to reduce barriers to reuse. Through this freely available design and sizing manual for architects and engineers, IB aims to make the system accessible to a wider audience to facilitate its adoption, and enable the large-scale reuse of structural concrete by 2030.

GHG EMISSIONS



* GHG emissions for slab design (preliminary design phase) calculated based on KBOB data

Environment
E5 - Circular Economy

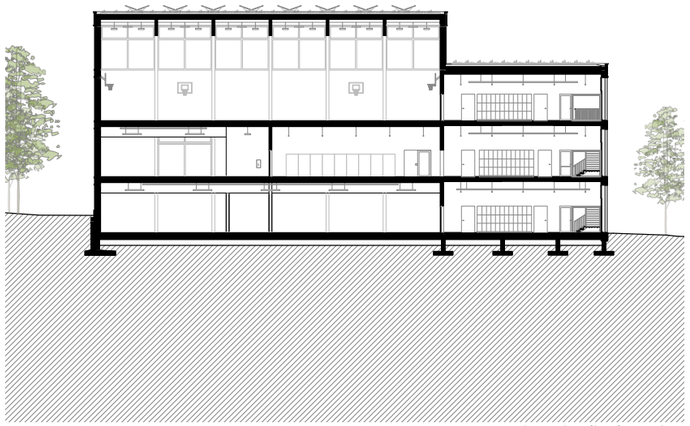
© Yohan Zerdoun

The Gloriarank temporary sports hall serves as a temporary sports facility for the University of Zurich, ETH Zurich and the Rämibühl Cantonal School for the next ten years.

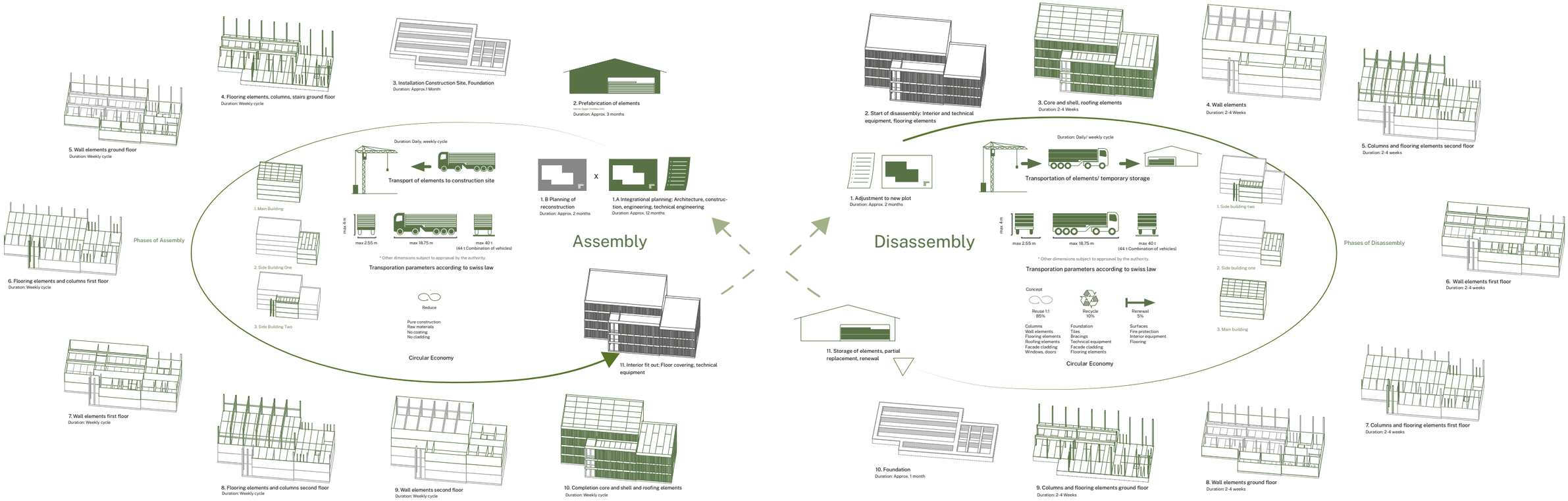
For this temporary building, IB, in collaboration with Hector Egger SA, designed and planned a strictly modular structure based on demountable components, alongside other measures designed to facilitate its future dismantling. This approach reflects the aim of establishing this new building as a circular and sustainable addition to the University of Zurich campus.

E5 - Circular Economy

Project
Gloriarank Temporary Sports Hall
IB Services
Architecture
Client
Buildings Department of the Canton of Zurich | University of Zurich
Floor area
2'355 m²
Energy Label
Minergie-P-ECO
Location
Zurich, Switzerland



Longitudinal section



Assembly and disassembly instructions

Social
S1 - Staff numbers

0
workplace accident in 2024

0
freelancers

100%
of our services provided in Switzerland

Human Capital at the Heart of Architectural Value
As an architectural firm, our added value rests entirely on the expertise, creativity and commitment of our staff. In 2024, our growth continued, with our workforce increasing from 432 to 466 employees. This positive momentum requires us to strengthen our social policies to ensure a fair, safe and inclusive working environment.

We ar proud to ensure that our services are provided entirely in Switzerland by employees on permanent contracts only.

Diversity and Inclusion (S1-9)
We maintain a strong overall gender balance, with women accounting for 40.1% of our total workforce. Our governance structure leads by example, with a stable Board of Directors comprising of 33% of women – a figure higher than the average for the construction sector.

However, we are aware of the challenges regarding career progression. The proportion of women in management roles (17.14%) and among partners (32.35%) has seen a slight decline compared to 2023. Our HR policy aims to actively support the development of skills and access to leadership roles for female talent in order to reverse this trend.

Health, Safety and Wellbeing (S1-14)
The safety of our teams, particularly during site visits, is an absolute priority. 2024 has been a success in this regard: we achieved zero workplace accidents (according to the SUVA assessment), compared with three incidents in 2023. Nevertheless, we remain attentive to psychosocial well-being. The absenteeism rate rose to 18%, and the average number of overtime hours, whilst remaining low, increased tenfold (from 0.02 to 0.2 hours per person per month). These indicators prompt us to be even more vigilant regarding workload and work-life balance, which are inherent to architectural project cycles.
To support our staff in facing these challenges, we rely on a strong partnership with the corporate social services provider Proitera. This collaboration ensures that every employee has confidential access to external professional advice to prevent health risks and resolve personal or professional difficulties.

Remuneration and Equity (S1-16)
We maintain a particularly equitable pay structure. The ratio of the highest-paid employee's total annual remuneration to the median total annual remuneration of all employees is 1.6 in 2023 and 2024. The calculation includes all employees except apprentices/trainees and hourly-paid staff. The total remuneration is calculated based on a 100% employment rate. This figure, which is low for a company of our size, reflects our commitment to recognising all contributions and sharing the value created fairly.

Conclusion
The 2024 financial year confirms the strength of our social foundation, underpinned by external certifications (EcoVadis, EcoEntreprise). Our priority for 2025 will be to maintain excellence in safety whilst supporting our staff as we ramp up our activities, ensuring that architectural performance is never achieved at the expense of health.

S2 - Value Chain

Responsibility Beyond the design
Whilst our staff designs projects, thousands of external workers are the ones carry out their realization. As architects and project managers, we have a direct duty to monitor working conditions on our building sites and an, influence over the material supply chain.

Our S2 approach focuses on three key areas of action related to our projects :

Safety and Dignity on Construction sites
When we act as project managers, we ensure that standards are respected on site. We never compromise on workers' safety.
Safety by design : Worker safety begins right at the drawing board. We take maintenance and construction requirements into account at an early stage to prevent hazardous situations during implementation (access, working at heights, handling).
Operational control : Our site management teams ensure that contractors strictly adhere to safety standards (SUVA/ SIA) and working conditions (CBA).
We have a quality control system in place, incorporating a health and safety policy for all our construction sites. A sustainable construction site is, above all, an accident-free site respectful of those who build it.

Supply Chain Ethics (Requirements)
Every material specified in our specifications has a human story behind it. We use our influence to ensure health and transparency.
Traceability and Innovation (GS1 & Material Passport): To prepare for upcoming European traceability requirements in the construction sector, we are actively collaborating with GS1 on a proposal for a materials passport. This initiative aims to ensure complete transparency regarding the origin and composition of products, enabling us to effectively combat the lack of transparency in supply chains and the risks of human rights violations (forced labour), and to lay the groundwork for carbon calculations, as without data there can be no impact assessment.

Health and Certification (ECO/WELL certification): We are committed to specifying materials that are not harmful to the health of our installers. Whenever the project allows, we aim for Minergie-ECO certification (the health and environmental extension of the Minergie label). This strict standard excludes toxic substances and harmful solvents, thereby ensuring a healthy working environment for tradespeople during installation and optimal air quality for future occupants

Expanded Responsibilities of the General Planner (GP) – 2030 Objectives
Our 2023 impact analysis revealed a crucial finding: when we act as a project manager, the volume of work we subcontract (engineers, specialists) generates a carbon footprint equivalent to our entire Scope 3 emissions. This materiality means we must broaden the scope of our due diligence.
By 2030: We are committed to establishing a system for the systematic monitoring and evaluation of our intellectual service providers and agents.
Selection Criteria: We will no longer limit ourselves to technical and financial criteria; we will incorporate strict requirements regarding social and environmental practices. As a client, it is our responsibility to ensure that our partners share our ethical standards and actively contribute to our decarbonisation journey.
Ambition : Our aim is to ensure that the architectural quality of our projects is never achieved at the expense of the physical or mental well-being of the workers involved in their construction, whether they are on site or in the design office. We regard construction companies not merely as subcontractors, but as essential partners in our sustainable value chain.

Social

S3 - Local Communities

CIO site – truck cleanings


Tilia Tower construction site

Designing for 'Living Together'
An architectural project is never built on a blank slate; it is embedded within an existing history and neighbourhood. By increasing the density of the urban fabric (a necessity in Switzerland to preserve natural land), we inevitably alter the balance of a neighbourhood.

Our responsibility towards local communities is reflected in a respectful approach at every stage of the project, aiming to turn our interventions into opportunities for urban regeneration rather than sources of disruption.

Dialogue and Acceptability (Pre-design phase)
We believe that a project's social acceptability is built on listening.

Participatory Approach: For large-scale or sensitive projects, we encourage and support our clients in adopting participatory approaches (neighbourhood workshops, information sessions). These discussions enable us to incorporate residents' practical insights (pedestrian flows, informal uses) to refine our design.

Architecture as a Social Bond (Design phase)
Our projects are designed to foster a sense of community and provide added value for current and future residents.

Porosity and Public Spaces: We design ground floors to be vibrant and open to the city. Where the development allows, we create communal spaces (parks, small squares) that are accessible not only to the building's residents, but to the whole neighbourhood.

Universal Accessibility (SIA 500): We rigorously apply the SIA 500 standard to ensure that our spaces are accessible to everyone, without discrimination based on age or ability. A sustainable city is an inclusive city.

Management of Construction-Related Disturbances (Construction Phase)
The construction phase is the most critical time for local residents. As Construction Managers, we contribute to maintaining good relations with all neighbors.

Logistics and Disturbances: We meticulously plan construction site logistics to minimize noise, dust, and traffic disruptions. We enforce strict working hours and confined storage areas to protect the peace of local residents.

Public Safety: Beyond the construction site perimeter, we ensure strict safety measures in the surrounding areas (sidewalks, school access routes) to guarantee that our operations never put pedestrians at risk.

S4 - End Users and Well-being

Designing for life: Health, Safety, and Inclusion
Our ultimate responsibility is toward the thousands of people who will live, work, or study in the buildings we design. For us, a building's performance is measured not only in kWh, but in the quality of life it provides to its occupants.

Our approach is based on two fundamental commitments to ensure a healthy and inclusive living environment:

Indoor Environmental Quality
We spend 90% of our time indoors. Architecture is a major determinant of public health.

Air and Material Quality: In line with our materials strategy (E2&5), we prioritize low-emission components (VOCs) and exclude harmful substances to ensure healthy air. We aim for standards such as Minergie-ECO to validate this approach through objective measurements.

Lighting and Comfort: We design our façades and spaces to maximize natural light and passive thermal comfort, key factors for occupants' psychological well-being and productivity.

Universal Accessibility and Inclusion
A sustainable building must exclude no one.

SIA 500 Standard: We apply absolute rigor in adhering to the SIA 500 standard (Barrier-Free Construction). Beyond regulatory compliance, we integrate accessibility from the initial design stage so that it is seamless and unobtrusive, ensuring the autonomy of elderly people or those with disabilities without any stigmatization.

User Safety: From fire safety to the prevention of domestic accidents, our design choices (circulation paths, railings, signage) aim to create inherently safe environments.


Exterior view


Interior view

Renovation Healthy materials Energy

The renovation project of the "Le Cèdre" building for Vaudoise Assurance is part of a circular sustainability approach, emphasizing heritage preservation and material reuse.
Health and Comfort : the project aims for a high level of qualitative comfort through technological updates to the construction systems from the 1950s.
Employee Protection : the focus is on creating a symbiosis between the user and their workspace, addressing mental health needs and collaborative work.
Additionally, the integration of WELL certification standards ensures a healthy environment (air quality, lighting, acoustics), actively safeguarding the occupants' physical and mental health over the long term.

Project
Vaudoise Assurance Headquarters – Renovation and Transformation of the Le Cèdre Building, Lausanne
IB services
Architecture and general planning

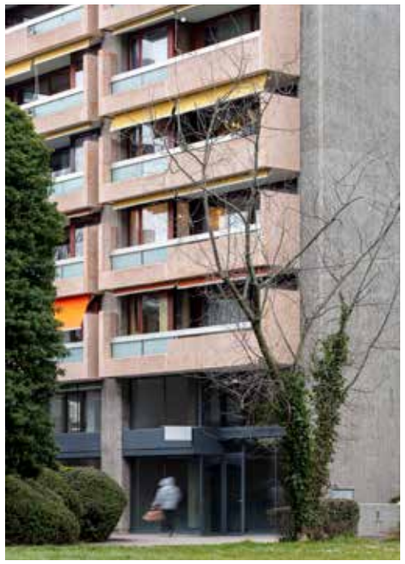
Social
S3 - Local Communities

Built between 1965 and 1973 in Petit-Saconnex, Geneva, the La Tourelle residential complex is the work of architects Georges Brera, Paul Waltenspuhl, Georges Berthoud, and Claire and Oscar Rufer.

The four residential blocks form an open square layout with around 1,000 apartments surrounding a large central garden. The voids at the corners help soften the massive appearance of the buildings. The wide variety of apartments offered at La Tourelle reflects a desire to enable multiple social classes to live together.

The architectural challenge of the complete refurbishment lies in the subtle integration of elements into the original construction, as all interventions and transformations have been carried out to preserve the building's original architectural character.

S3 - Local Communities



The project included and planned the complete refurbishment of the apartments, the compliance of all building technical systems (HVAC, plumbing, and electrical), the updating of electrical installations to OIBT standards in all rooms, as well as the renovation of roofs, façades, windows, balconies, and terraces.

It received approval from SNBS for an SNBS Renovation Gold certification during the construction phase, making it the first building in French-speaking Switzerland to achieve this label through a renovation. Material choices for the refurbishment had to consider environmental impact and the separation of elements with different lifespans. All interventions were carried out on an occupied site, while taking into account that the neighborhood was subject to a site development plan for its protection.

Project
Les Minoteries
Client
UBS Fund Management AG
IB services
Architecture
Floor area
35'000 m²
Location
Geneva, Switzerland

Governance
G1- Business Conduct

0

Corruption or bribery incident in 2024

30

Average invoice payment period in days

Ethics and Transparency: the Foundation of Trust
In a construction sector where financial and human stakes are high, trust is our most valuable asset. We believe that impeccable business conduct is a sine qua non for sustainability. Our governance goes beyond mere legal compliance; it strives for exemplary standards to protect our reputation and that of our clients.

Whistleblower Protection (G1-1)
To ensure this transparency, we have established mechanisms that allow any employee or stakeholder to report, confidentially and without fear of retaliation, behaviors that violate our ethical standards, through an entity independent of our company.

Integrity and Anti-Corruption Culture (G1-1 & G1-3)
We enforce a zero-tolerance policy toward any form of corruption or ethical breach. This culture of integrity is embedded in our processes and championed by Management.

2024 Results: We report zero incidents of corruption or bribery for the fiscal year, thus extending our track record of compliance.

External Audit: The strength of our ethical practices is audited and validated by independent third parties, as evidenced by our EcoEntreprise Excellence certification and our Ecovadis Committed (score of 56/100).

Supplier Relations and Payment Practices (G1-2 & G1-6)
We consider our suppliers and subcontractors as essential partners. We are committed to fair business practices, particularly regarding payment terms, to avoid undermining the local economic fabric (SMEs) on which we depend.
Responsible selection: As mentioned in the social section (s2), we progressively integrate csr criteria (sbti commitments, certifications) into the selection of our partners, aligning our business interests with our environmental values.

Political Influence and Advocacy (G1-5)
Our political engagement is strictly limited to promoting a more sustainable built environment. We do not engage in opaque lobbying. We are members of the NNBS, which works to implement the SNBS standard — the highest sustainability label for buildings in Switzerland. Our sustainability expert also serves as the architectural person of reference for the label.

Advocate for transparency: We use our voice and technical expertise with political and industry bodies to accelerate regulatory transition, particularly in favor of material traceability and digital product passports (in connection with gs1). our influence aims to raise market standards, not to protect entrenched interests.

Ambition: Maintain our EcoEntreprise Excellence and continue to demonstrate that the economic performance of a major architecture firm is inseparable from absolute integrity.

Member: NNBS

© Imagine we create

Social
Regional
Ventilation
Photovoltaic

Vélodrome School Complex
Lausanne
Architecture: Itten+Brechbühl SA

The new school in the Plaines-du-Loup district emphasizes sustainability through the use of bio-based materials, energy-efficient heating systems, and photovoltaic panels on the roof and façade. The design promotes biodiversity with a mix of native, climate-resilient plants, while a wet garden functions as a "cooling island."

Additionally, the building creates public spaces that encourage social interaction and community life. Open, naturally lit classrooms connect with the environment, ensuring comfort and ecological harmony.

Circular economy
Low-CO2 wood construction,
CO Lab

Building X
Zurich
Competition – 2nd place
Architecture: Itten+Brechbühl SA

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Energy infrastructure Decarbonization of Basel public transport

Rank Garage
Basel
Architecture: Itten+Brechbühl SA

By 2027, the Basel transport company BVB (Basler Verkehrs-Betriebe) plans to modernize its entire bus fleet by switching to electric, aiming for public transport fully powered by renewable energy in the canton of Basel-Stadt, in line with legal requirements. This transition to electric buses also requires the construction of a new Rank Garage. To reduce its direct carbon emissions (Scope 1), BVB must establish new infrastructure to recharge and maintain this new type of bus. This infrastructure enables the decarbonization of Basel's public transport

Conclusion

This first report marks a fundamental milestone for Itten+Brechbühl SA. It transforms our historical insights into a quantified and auditable roadmap. It does not signal an end, but rather the beginning of our transformation.

The 2024 exercise provides us with crucial validation: decoupling economic growth from carbon impact is possible. By reducing our total emissions by 6.35% even as our staff and projects grew, we have demonstrated that operational rigor pays off. Electrifying our fleet, controlling our procurement, and achieving zero accidents are tangible victories that cement our credibility.

Yet, we do not succumb to triumphalism. We know we have harvested the "low-hanging fruits." The road to our SBTi 2030 targets (-42% for scopes 1 & 2, -25% for scope 3) will now be challenging.

The challenges ahead of us are both structural and cultural:

- Convincing our landlords to implement energy-efficient renovations in our offices
- Sustainably transforming our commuting habits
- Extending our standards to our contractors when we act as general planners.

Looking toward 2030
We are fully aware of the scale of what remains to be accomplished. The transition of our industry will not happen overnight, nor alone. It will demand constant innovation from us, as we are testing with the Tilia Tower or the demountable Gloriarank sports hall project, and relentless dialogue with industry and policymakers to ensure material traceability and the emergence of best practices.

But we are confident. Our governance is in place, our teams are committed, and our vision is clear. We are on the right path to making Itten+Brechbühl not only a leader in Swiss architecture but also a pioneer of its resilience.

We continue to build, with the humility and audacity of those who make things happen.

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