

HVLL

Sustainability Report 2025



Contents

Foreword	5
History	6
Park Hotel Vitznau	7
Campus Hotel Hertenstein	7
Facts & Figures	8
Memberships	8
Awards	9
Corporate Philosophy & Values	10
Quality Management System	12
Environmental Policy	14
Sustainability Strategy	15
Sustainability Management	16
Pollution Management	17
Climate, Energy & Water	18
Energy Efficiency	18
Electricity Consumption	19
Energy Efficiency & CO ₂ Intensity Pathways	20
Climate	22
Water	25
Sustainable Initiatives	26
Sustainable Employee Benefits	34
Integration of Sustainable Development Goals (SDGs)	35
A Look into the Future	36



Foreword



Mark Twain once described the Hertenstein Peninsula as «the most beautiful place on Earth.» Today, anyone visiting the shores of Lake Lucerne will immediately understand why. The region's pristine nature, crystal-clear waters, and majestic mountain backdrop make it truly unique.

This exceptional setting also carries a responsibility. We are committed to preserving the landscape in all its diversity and purity. For us, sustainability is not only about welcoming our guests — it is about acting with respect toward nature, the local community, and future generations.

This report focuses on the Park Hotel Vitznau and the Campus Hotel Hertenstein, our two Green Globe-certified properties. These certifications set clear objectives, allow us to track progress, and ensure transparency. Our strategy is guided by the three ESG pillars — Environment, Social, Governance — and contributes to the United Nations' 2030 Agenda.

This sustainability report marks the formal documentation of a journey that has long been underway: from leveraging Lake Lucerne for climate-friendly energy solutions, to implementing extensive energy optimization measures, to embedding sustainability initiatives across our operations. Many of these initiatives are already part of our daily practice. Together with our employees and partners, we strive to demonstrate that excellence and sustainability are not only compatible — they enhance each other.

I would like to extend my gratitude to all employees, partners, and collaborators who support and help shape this journey.

A handwritten signature in black ink, appearing to read 'U. Langenegger', written in a cursive style.

Urs Langenegger
CEO
Hospitality Visions Lake Lucerne AG

History



Park Hotel Vitznau

The history of the Park Hotel Vitznau begins in the early 20th century with a visionary idea. Hotelier Josef Anton Bon from Ragaz recognized the unique potential of the location — directly on the shores of Lake Lucerne, surrounded by stunning landscapes, and close to the historically significant Rütli meadow. Since the opening of the Vitznau–Rigi Railway in 1871, the area had been a magnet for the emerging tourism industry, yet a luxury hotel was still missing.

With the renowned architect Karl Gottlieb Koller, who had already designed prominent hotels in Switzerland and abroad, a property of exceptional elegance was constructed between 1900 and 1903. On April 15, 1903, the Park Hotel Vitznau opened its doors, attracting notable figures from business, culture, and society ever since.

After more than 100 years of eventful history, a new chapter began in 2009: Austrian entrepreneur and investor Peter Pühringer took over the property with a vision to carefully restore it while preparing it for the future. Under his leadership, and as part of Park Hotel Vitznau AG, a subsidiary of POK Pühringer AG, a comprehensive renovation was carried out that preserved the historic fabric of the building while integrating state-of-the-art infrastructure. In 2013, the hotel reopened as a Health & Wealth Residence. The ceremonial reopening was accompanied by the Vienna Boys' Choir — a symbol of the hotel group's strong connection to culture and its commitment to supporting young talent.

Today, the Park Hotel Vitznau stands as a private retreat, representing a successful blend of tradition, luxury, and forward-looking practices, firmly rooted in the history of Swiss hospitality.

Campus Hotel Hertenstein

The roots of the Campus Hotel Hertenstein date back to 1864, when the first guesthouse was established on the idyllic Hertenstein Peninsula. From an early stage, the property attracted distinguished visitors, including Queen Victoria of England and King Ludwig II of Bavaria in 1868. The American writer Mark Twain also visited the region and later described it as «the most beautiful place on Earth.»

The conversion into the Schlosshotel Hertenstein in 1909 marked a glamorous era, characterized by cultural highlights such as the renowned open-air theater performances and notable guests, including Emperor Karl I of Austria. Russian composer Sergei Rachmaninoff, also a guest of the hotel, co-founded the Lucerne International Music Festival Weeks, which continue to enjoy worldwide acclaim today.

After several modernization phases — including the introduction of the first indoor swimming pool in Central Switzerland in 1965 — a new chapter began in 2009. Austrian entrepreneur Peter Pühringer acquired the property with the goal of preserving its historical significance while creating a modern, high-performance hotel. This was followed by a comprehensive renovation that respected the historic structure while integrating contemporary infrastructure.

Since its reopening on July 14, 2013, the Campus Hotel Hertenstein has established itself as a premier MICE destination set within a unique 360-degree lakeside landscape — a place that seamlessly combines history, hospitality, and sustainability.

Facts & Figures

- 109 rooms & suites
- 240 employees
- 12 trainees
- 25 nationalities
- 95 professions

Memberships

International Memberships
(Park Hotel Vitznau)

The Leading Hotels of the World — an alliance of over 400 luxury hotels worldwide, committed to the highest quality standards.



Swiss Deluxe Hotels — association of Switzerland's leading five-star hotels.



Virtuoso — a global network for luxury travel, focusing on exceptional experiences.



Fine Hotels & Resorts — an American Express program offering exclusive hotel benefits.



Forbes Travel Guide — international recognition for outstanding hospitality and service quality.



Mitgliedschaften

National Memberships
(Campus Hotel Hertenstein and Park Hotel Vitznau)

HotellerieSuisse — the industry association promoting quality and sustainability standards within Swiss hospitality.



MySwitzerland Grand Tour — part of Switzerland's tourist experience route, emphasizing culture, nature, and regional authenticity.



Swisstainable — Switzerland Tourism's sustainability program recognizing hotels for their commitment to ecological, social, and economic responsibility.



Awards

101 Best Hotels 2025 — The Park Hotel Vitznau was named Luxury Lake Side Resort of the Year by the jury and ranked 3rd in the category Luxury Leisure Hotels. CEO Urs Langenegger was additionally honored as Iconic Hotelier of the Year.

101 Best Hotels 2024 — Awarded in the category Luxury Hotels in Historical Architecture. As one of Switzerland's leading historic luxury hotels, it combines

Top Ranking «La Liste» 2023 — Ranked 3rd worldwide in the international hotel ranking and recognized as the best hotel in Switzerland.

Best Grand Hotel in Switzerland 2023 — Conferred by NZZ am Sonntag, honoring the hotel's unique tradition and timeless charm since 1903.

BILANZ Hotel Ranking 2022 — 3rd place among the best holiday hotels in Switzerland. Ratings based on expert reviews, surveys of top hoteliers, and input from trade media and travel professionals across Europe.

BILANZ Hotel Ranking 2020 & Hotelier of the Year — 3rd place among Swiss holiday hotels. Urs Langenegger was awarded Hotelier of the Year 2020.

GaultMillau Switzerland 2019 — Both restaurants, focus and PRISMA, were recognized. Patrick Mahler (focus) received 18 points and was named Rising Star of the Year in German-speaking Switzerland. PRISMA under Philipp Heid earned 16 points for its creative fusion cuisine.

Corporate Philosophy & Values

Our corporate philosophy forms the foundation of our daily work and shapes every decision within Hospitality Visions Lake Lucerne AG. It embodies our beliefs and core values, guiding us in achieving long-term objectives while combining excellence with sustainable practices.



Aligned with this philosophy are our corporate values, which support our commitment to quality, integrity, and sustainability across all areas of operation. They provide the framework for a coherent approach that equally considers ecological, social, and economic aspects — fully in line with our Green Globe certification.

Guiding principles and values

Our corporate culture is characterized by four strong values that we actively promote and with which we want to grow.

Innovation

- Thinking outside the box
- Allowing for mistakes and learning from them
- Space for creativity



We foster creativity, embrace new processes, and are always open to new ideas and technologies.

Passion

- Hosts with Passion
- Achieving Goals
- Exceeding Limits



We embody genuine hospitality and are passionate about what we do. Each of us, as a specialist in our field, fully realizes our potential.

Communication

- Goal-oriented
- Regular
- Relevant
- Openness within the team
- Open communication



We communicate openly and respectfully at all times. We share information, news, and feedback constructively and regularly, and navigate difficult situations with courage and honesty.

Appreciation

- Communicate on equal terms
- Treat material and human resources with respect
- We work on equal terms and value one another.



Through our actions, we strengthen the working environment and increase the motivation of our colleagues.

Quality Management System

For over ten years, the hotels have been ISO 9001 certified. The internal Quality Management System (QMS) ensures that processes are systematically monitored, documented, and continuously improved.





Certificate

The SQS herewith attests that the organisation named below has a management system that meets the requirements of the normative base mentioned.

Park Hotel Vitznau
Seestrasse 18
6354 Vitznau
Switzerland

Certified sites according to appendix

Scope

Marketing and operation of resort hotels on the shores of Lake Lucerne with unique suites and rooms, creative gastronomic concepts, state-of-the-art seminar and banqueting infrastructure as well as services for families and individual travelers

Normative base

ISO 9001:2015 **Quality Management System**

Reg. no. H42036
 Page 1 of 2

Validity 27.09.2025 18.11.2027
 Issue 22.02.2025



A. Gisanz
 A. Gisanz, President SQS

F. Müller
 F. Müller, CTO



Swiss Association for Quality and Management Systems (SQS)
 Bernstrasse 103, 3052 Zollikofen, Switzerland



Appendix

Appendix of main certificate H42036

Park Hotel Vitznau
Seestrasse 18
6354 Vitznau
Switzerland

Central function	Scope	Norm / Revision	Reg. no.	Validity
Park Hotel Vitznau Seestrasse 18 6354 Vitznau Switzerland	Marketing and operation of resort hotels on the shores of Lake Lucerne with unique suites and rooms, creative gastronomic concepts, state-of-the-art seminar and banqueting infrastructure as well as services for families and individual travelers	ISO 9001:2015	14-2036	27.09.2025 18.11.2027

Locations	Scope	Norm / Revision	Reg. no.	Validity
Campus Hotel Herensried Herensriedstrasse 56 6153 Weggis Switzerland	Marketing and operation of resort hotels on the shores of Lake Lucerne with unique suites and rooms, creative gastronomic concepts, state-of-the-art seminar and banqueting infrastructure as well as services for families and individual travelers	ISO 9001:2015	14-2036	27.09.2025 18.11.2027

Locations	Scope	Norm / Revision	Reg. no.	Validity
Neuro Campus Hotel Seestrasse 19 6354 Vitznau Switzerland	Marketing and operation of resort hotels on the shores of Lake Lucerne with unique suites and rooms, creative gastronomic concepts, state-of-the-art seminar and banqueting infrastructure as well as services for families and individual travelers	ISO 9001:2015	14-2036	27.09.2025 18.11.2027

Reg. no. H42036
 Page 2 of 2

Validity 27.09.2025 18.11.2027
 Issue 22.02.2025

The validity of this appendix depends on the validity of the main certificate.



A. Gisanz
 A. Gisanz, President SQS

F. Müller
 F. Müller, CTO



Swiss Association for Quality and Management Systems (SQS)
 Bernstrasse 103, 3052 Zollikofen, Switzerland

Environmental Policy

Building on our corporate philosophy and values, we view sustainability as a lived responsibility. It is particularly reflected in our respectful approach to the environment, people, and the resources around us.

For us, sustainability means taking responsibility – for our environment, our employees, our guests, and the region in which we are rooted. As Hospitality Visions Lake Lucerne AG, we are committed to preserving the exceptional nature of Lake Lucerne and the region's quality of life for future generations.

The Green Globe certification provides a binding framework: it helps us measure progress, set clear objectives, and continuously improve. In addition, our environmental policy is reviewed annually and updated as needed to reflect current developments, new requirements, and best practices.

Our focus is based on three central pillars:

Green Globe Certification

Provides a structured system for assessing and improving our environmental performance, from resource efficiency to social responsibility.

Agenda 2030 / SDGs

We align our actions with the United Nations' global Sustainable Development Goals, focusing on the five SDGs that best match our properties, our region, and our strategy.

Sustainability Strategy

Through focus areas such as Circular Thinking, Transparent Impact, and Empowered People, we implement concrete measures that conserve resources, enhance transparency, and actively involve our employees.



Sustainability Strategy

Building on our environmental policy, the sustainability strategy demonstrates how we translate our vision into concrete action. It defines focus areas, objectives, and measures that integrate environmental responsibility, social responsibility, and outstanding hospitality.

In this chapter, we present our sustainability vision («Visions of Sustainability») as well as the key elements of our strategy.



VISIONS OF SUSTAINABILITY

«At Lake Lucerne, we are shaping a future where outstanding hospitality, environmental responsibility, and social commitment exist in harmony.»

To bring our vision to life, our sustainability strategy focuses on three key action areas:

Circular Thinking

Integrating circular economy principles into all operational processes to minimize waste, conserve resources, and promote sustainable value creation.

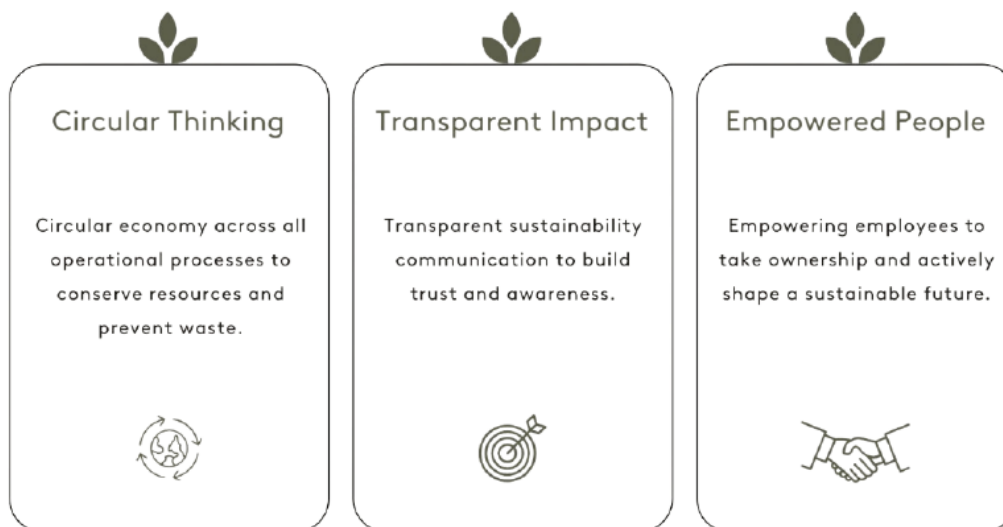
Transparent Impact

Measurable and transparent communication of our sustainability performance to guests, partners, and society, fostering trust and awareness.

Empowered People

Promoting participation, development, and personal responsibility among employees to collaboratively shape a sustainable future.

HVLL's Sustainability Strategy



Sustainability Management

Within our sustainability management framework, we systematically implement strategic objectives across all areas of the company. Management encompasses planning, execution, monitoring, and continuous improvement of our measures. The three focus areas of our strategy — Circular Thinking, Transparent Impact, and Empowered People — serve as the guiding framework for all activities.

Key mechanisms that ensure effective implementation and continuous enhancement of sustainability initiatives include:

- Biannual internal audits to review processes, goal achievement, and compliance with mandatory and voluntary Green Globe standards.
- Continuous improvement process (CIP) to identify optimization potential across all areas.
- Employee training and awareness programs to embed sustainable practices in all operational processes.
- Monthly monitoring of key performance indicators and progress regarding energy consumption, resource efficiency, waste management, and social responsibility.
- Clearly defined responsibilities and accountabilities at both management and employee levels.
- Regular evaluation and adjustment of measures to respond to new insights, technologies, or regulatory requirements.
- Integration of sustainability into decision-making processes to align strategic and operational measures.

These mechanisms ensure that sustainability at Hospitality Visions Lake Lucerne is not merely a goal, but a continuously managed and measurable integral part of our corporate culture.

Pollution Management

Our pollution management ensures that the environmental impacts of our operations are systematically minimized. It covers waste, wastewater, and emissions, and is an integral part of our sustainability management..

Waste:

All relevant waste streams are carefully separated and directed to the appropriate recycling and disposal channels. The «Waste Disposal Rules HVLL» overview provides a clear guide for proper waste segregation.

Wastewater:

Wastewater from our hotels is discharged into municipal networks and treated at regional wastewater treatment plants. The hotels contribute to treatment costs in accordance with the polluter-pays principle.

Emissions:

To minimize emissions, the hotels employ energy-efficient technologies such as lake water for heating and cooling, as well as solar panels for electricity generation. Transport routes are optimized, electric vehicles are used, and suppliers with low-emission logistics or reusable packaging are prioritized. Pilot projects, such as voluntary plastic recycling, further reduce environmental impact. The hotel-owned park forest supports the CO2 balance and promotes local biodiversity

CCTV

HVLL

WASTE DISPOSAL RULES FOR PARK HOTEL VITZNAU

Refrigerated Waste Room

Waste Cardboard

Outside Staff Entrance

Glass Paper

PET, Plastic & Alu in waste bags only

In front of Boathouse

Behind Staff House

Bulky waste & Electro

VISIONS OF SUSTAINABILITY

THANK YOU FOR YOUR COOPERATION

Climate, Energy & Water

In the areas of climate, energy, and water, efficient resource use is at the core of our efforts. Our continuously implemented energy optimization master plan demonstrates how technological innovation and sustainable management go hand in hand.

ENERGY EFFICIENCY

At Park Hotel Vitznau, several major technical upgrades have been implemented: three new frequency converters in the high-temperature heat pump reduce electricity consumption by 95'000 kWh per year. Additional savings of 65'000 kWh are achieved through improved compressor technology and the installation of a new subcooler. The complete conversion to LED lighting and the hydraulic balancing of the heating system further enhance energy efficiency — resulting in total annual savings of approximately 300'000 kWh of electricity and an additional 120'000 kWh of thermal energy.

At Campus Hotel Hertenstein, the heat pump was optimized, flow temperatures were reduced, lighting systems were upgraded, and the photovoltaic installation was expanded. These measures result in annual electricity savings of more than 190'000 kWh while strengthening on-site renewable energy generation and self-sufficiency.

ELECTRICITY CONSUMPTION

Electricity Consumption Overview – Park Hotel Vitznau & Staff Residence

Consumption kWh	kWh 2021	kWh 2022	kWh 2023	kWh 2024	Solar Power 2024	Total 2024	kWh Net 2025	Solar Power 2025	Total 2025	Deviation kWh
January	292347	365764	321061	367702			370288	0	370288	2586
February	288018	340673	296894	310253			301072	0	301072	-9181
March	315577	372080	352047	388825			387724	0	387724	-1101
April	369008	347738	334924	372103			375553	0	375553	3450
May	364464	345277	334910	375576			380620	0	380620	5044
June	320610	334964	316517	368151			346699	0	346699	-21452
July	334436	339489	323160	345362			360183	0	360183	14821
August	348343	321693	321341	349972			343151	0	343151	-6821
September	329861	309447	311943	377942			359534	0	359534	-18408
October	361646	310992	344689	399913						
November	388150	321579	375495	407588						
December	425696	385543	412244	443403						
Sum	4138156	4095239	4045225	4506790			3224824	0	3224824	-31062

Electricity Consumption Overview – Campus Hotel Hertenstein

Consumption kWh	kWh 2021	kWh 2022	kWh 2023	kWh 2024	Solar Power 2024	Total 2024	kWh Net 2025	Solar Power 2025	Total 2025	Deviation kWh
January	160885	176251	164439	172261	2185	174446	141712	7617	149329	-25117
February	134085	146753	140197	141973	4747	146720	128601	10105	138706	-8014
March	136261	158780	155071	147196	7247	154443	112734	25584	138318	-16125
April	131908	146837	140823	145343	10329	155672	99081	38843	137924	-17748
May	141195	133522	141642	140633	12061	152694	121126	30798	151924	-770
June	120562	128023	118609	117208	19887	137095	100180	37887	138067	972
July	129854	131069	130204	106893	38499	145392	106761	32895	139656	-5736
August	134258	135277	135257	110499	37493	147992	113599	32203	145802	-2190
September	131537	143283	129976	119939	21939	141878	118568	20498	139066	-2812
October	150893	143095	142732	146700	12554	159254		0	0	
November	166084	143035	156648	140011	5780	145791		0	0	
December	172518	163729	166383	138438	4374	142812		0	0	
Sum	1710040	1749654	1721981	1627094	177096	1804190	1042362	236430	1278792	-77541

ENERGY EFFICIENCY & CO₂ INTENSITY PATHWAYS

In collaboration with the Energy Agency of the Swiss Private Sector (EnAW, Energie-Agentur der Wirtschaft), target pathways for energy efficiency and CO₂ intensity have been defined for the period from 2021 to 2030. These pathways illustrate the planned development of energy consumption and emissions. The current target agreement covers three locations: Park Hotel Vitznau (PHV), Campus Hotel Hertenstein (CHH), and the Neuro Campus Hotel DAS MORGEN (NCH).

The EnAW certificate is issued to PFG Real Estate AG, as the property owner responsible for the energy efficiency and CO₂ reduction of the buildings. The hotels operate as tenants of PFG Real Estate AG.



2025

ZERTIFIKAT

Energie-Agentur der Wirtschaft

PFG Real Estate AG ist dabei!

Die PFG Real Estate AG ist seit 2020 Teilnehmerin bei der Energie-Agentur der Wirtschaft und setzt sich damit für einen wirtschaftlichen Klimaschutz ein.

PFG Real Estate AG setzt auf folgendes EnAW-Angebot:

Zielvereinbarung: Das Unternehmen hat sich zu Zielen zur Steigerung der Energieeffizienz und Reduktion der Treibhausgase verpflichtet. Die Ziele werden massnahmenorientiert über zehn Jahre umgesetzt, die Zielerreichung wird jährlich überprüft.

18.03.2025



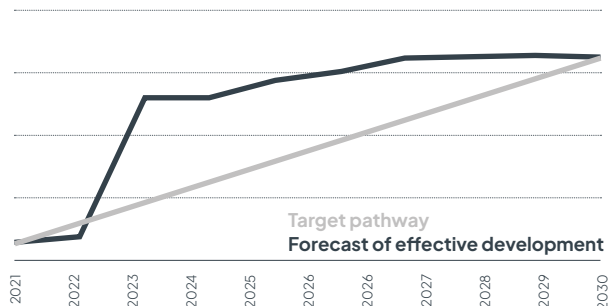
Frank Ruepp
Energie-Agentur der Wirtschaft



Rochus Burtscher
Energie-Agentur der Wirtschaft



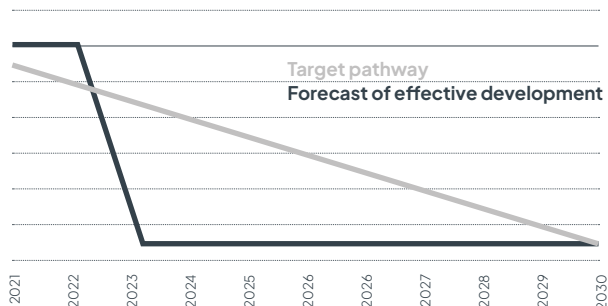
ENERGY EFFICIENCY TARGET PATHWAYS



Year	Target pathway	Forecast of effective development
2021	100.6%	100.5%
2022	101.3%	100.7%
2023	101.9%	105.2%
2024	102.6%	105.2%
2025	103.2%	105.8%
2026	103.8%	106.0%
2027	104.5%	106.4%
2028	105.1%	106.4%
2029	105.8%	106.4%
2030	106.4%	106.4%

The energy efficiency of the hotels is already at a high level. According to the assessment by the Energy Agency of the Swiss Private Sector (EnAW), only limited additional potential remains. Through economically viable measures, energy efficiency can be increased by up to 6.4%. Further savings would require substantial investment and would be economically feasible only to a limited extent..

CO₂ INTENSITY (FUELS)



Year	Target pathway	Forecast of effective development
2021	99.7%	100.0%
2022	99.4%	100.0%
2023	99.2%	97.2%
2024	98.9%	97.2%
2025	98.6%	97.2%
2026	98.3%	97.2%
2027	98.0%	97.2%
2028	97.8%	97.2%
2029	97.5%	97.2%
2030	97.2%	97.2%

CO₂ intensity can be slightly reduced to 97.2% through economically viable measures. However, compared to the total energy demand, fossil fuels play only a minor role, so the focus remains on optimizing overall energy use.

HEATING AND COOLING WITH ENERGY FROM LAKE LUCERNE

Park Hotel Vitznau and Campus Hotel Hertenstein use water from Lake Lucerne for sustainable heating and cooling. Through a closed-loop system, water is drawn from deeper layers, passed through heat exchangers, and then returned to the lake. The consistently low temperature of the lake water enables efficient energy transfer and significantly reduces the need for fossil fuels. This approach lowers both energy consumption and CO₂ emissions. The systems are continuously monitored to ensure safe and environmentally responsible operation. Utilizing lake water is therefore a central element of the climate-friendly energy management at both hotels.

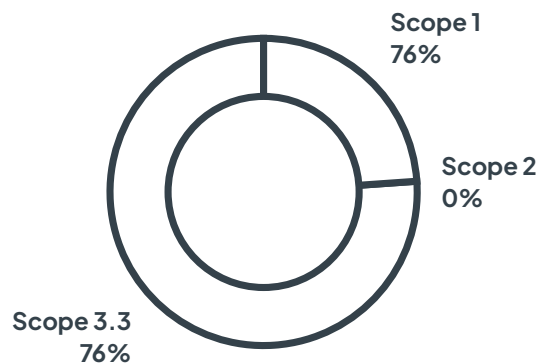
CO₂ FOOTPRINT – SCOPE 1 & SCOPE 2

The 2024 CO₂ footprint results for Park Hotel Vitznau and Campus Hotel Hertenstein show that Scope 1 emissions primarily originate from the combustion of heating oil for heat generation. Other direct emissions, such as those from propane, have a significantly lower impact.

Scope 2 emissions are dominated by indirect energy-related emissions from electricity consumption. The analysis is based on recorded energy usage. Approximately 91% of these emissions are attributable to electricity, while heating oil accounts for 9%.

These data underline that reducing fossil fuel use and increasing the share of renewable energy are the key levers for improving the CO₂ balance.

Scope 1	
Direct emissions from energy carriers	13.5
Direct emissions from refrigerants or processes	0.4
Total (tCO₂eq)	13.9
Scope 2	
Indirect emissions from electricity (consumption)	0.2
Indirect emissions from district heating (consumption)	0.0
Total (tCO₂eq)	0.2
Scope 3	
Scope 3.3: Indirect energy emissions	43.4
Scope 3.3: Indirect energy emissions (Scope 1)	3.9
Scope 3.3: Indirect energy emissions (Scope 2)	39.5
Total (tCO₂eq)	43.4

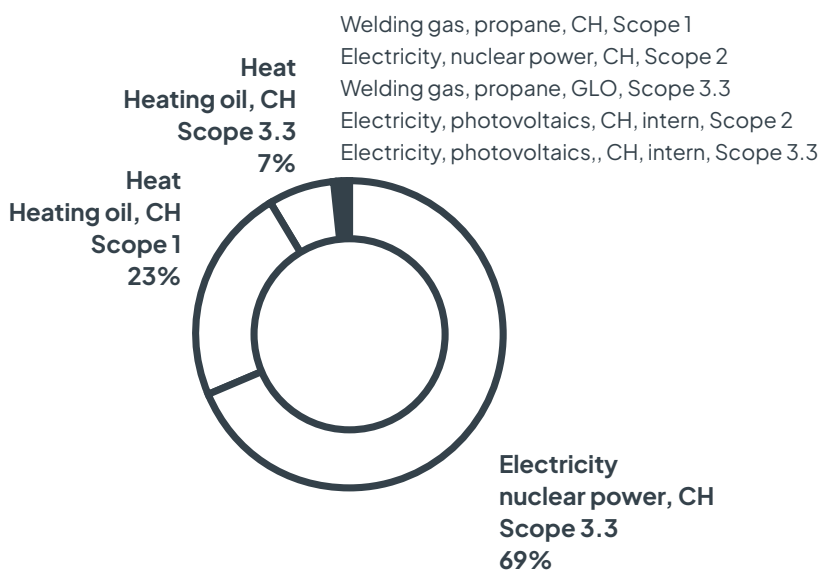


The CO₂ footprint will be assessed annually going forward to systematically monitor progress in emission reductions. The figure shows the baseline year 2024 as well as the planned monitoring period 2025–2028, which will serve as a reference framework for future evaluations.

Emissions
tCO₂eq.



	2024	2025	2026	2027	2028
Scope 3	43.4	0	0	0	0
Scope 2	0.2	0	0	0	0
Scope 1	13.9	0	0	0	0



CO₂ COMPENSATION THROUGH THE HOTEL-OWNED PARK FOREST

The hotel-owned park forest, covering approximately 2.5 hectares, serves as a natural CO₂ sink while simultaneously promoting local biodiversity. Swiss forests store on average 119 t C per hectare in living trees and around 150 t C per hectare in deadwood, organic soil layers, and soil (BAFU / WSL, Forest Report 2025).

Annual CO₂ sequestration is based on data from scientific analyses: according to the MIT Climate Portal, forests in temperate climates absorb an average of 3 t of carbon per hectare per year, equivalent to approximately 11 t CO₂/ha/year (MIT Climate Portal, 2023). Extrapolated to the park forest area, this corresponds to an annual CO₂ storage potential of around 27.5 t CO₂, which could fully offset the hotels' Scope 1 (13.9 t CO₂) and Scope 2 emissions (0.2 t CO₂).

The forest is managed in a nature-based manner, without chemical aids, and with targeted promotion of site-typical tree species. In this way, the park forest integrates climate protection and biodiversity in a holistic approach, complementing the reduction measures implemented in energy and climate management



enerprice
Ihr Energiebühler

Zertifikat

Die Enerprice bestätigt, dass die

Park Hotel Vitznau & Campus Hotel Hertenstein
Seestrasse 18 & Hertensteinstrasse 156
CH-6354 Vitznau & 6353 Weggis

ihren CO₂-Fussabdruck anhand der GHG-Richtlinien berechnet hat und berichtet für den Scope 1 und Scope 2:

14 tCO₂ Emissionen im Jahr 2024.

Root D4, 06.05.2025

Enerprice Partners AG


Adrian Zimmermann
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WATER

Responsible water management is a central element of our environmental strategy. Across all three hotels – Park Hotel Vitznau, Campus Hotel Hertenstein, and Neuro Campus Hotel – approximately 140 faucets have been equipped with water-saving aerators, significantly reducing water consumption without compromising comfort.

Resource conservation is also applied in laundry management: at Park Hotel Vitznau, bed linens are typically changed twice a week, with guests able to request earlier service using a sustainable wooden symbol on the bed. At Campus Hotel Hertenstein, bed linens are changed every three days, also with the option for individual adjustment.

All hotel textiles are laundered by Green Laundry AG, a company specializing in energy- and water-efficient processes. The only exception is staff uniforms, which are washed in the in-house laundry at Campus Hotel Hertenstein.

In the coming year, the focus will be on raising awareness among guests and employees. Through targeted information and training, water consumption is expected to be reduced by approximately 5–8% by the end of 2026.



Sustainable Initiatives

The hotels pursue a variety of sustainable initiatives that integrate ecological, social, and economic aspects, which are presented in this chapter. A key focus is the gradual expansion of renewable energy.

EXPANSION OF RENEWABLE ENERGY: PHOTOVOLTAICS AND BATTERY STORAGE

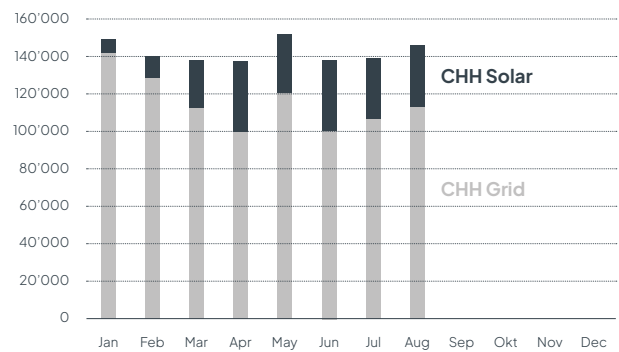
Campus Hotel Hertenstein

Campus Hotel Hertenstein already operates photovoltaic systems. These systems generate sustainably produced solar electricity, which is fed directly into hotel operations. Annual production is shown in the corresponding graphic.

By utilizing solar energy, CHH reduces the need for conventionally generated electricity and makes an active contribution to lowering operational CO₂ emissions.

Grid/Solar Power

2025 Campus Hotel Hertenstein



PV system Campus Hotel Hertenstein

Park Hotel Vitznau

As of 2025, Park Hotel Vitznau does not yet have a photovoltaic system. However, expansion is firmly planned: in 2026, a PV system with a capacity of 72 kWp will be installed on the greenhouse roof, with the option for future expansion. In parallel, a battery storage system with a capacity of approximately 6 MWh is planned within the greenhouse.

It serves two main purposes:

- Self-Consumption Optimization: More solar electricity can be used directly on-site.
- System Services: The storage system supports grid stability in the regional electricity network.

With the planned implementation from 2026, Park Hotel Vitznau will substantially increase its renewable energy production, taking a significant step toward a more climate-friendly energy supply.

ELECTRICITY SAVINGS THROUGH MODERN LIGHTING TECHNOLOGY

LED Conversion:

Over 15 lighting zones in areas such as technical rooms, hallways, corridors, staircases, restaurants, and kitchens have been converted to energy-efficient LED technology.
 - Total Savings: over 120'000 kWh per year

Motion Sensors and Switches:

Intelligent lighting control through presence detectors, timers, and zone separation additionally saves several thousand kWh annually.

DIGITALIZATION & INTELLIGENT CONTROL

Frequency Converters Installed:

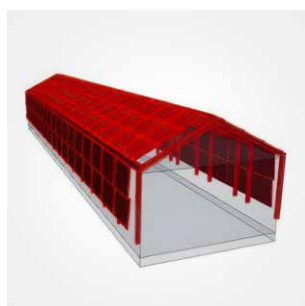
The installation of frequency converters in the heat pump systems enables demand-driven control, saving 35'000 kWh of electricity per year.

Timed Lighting Controls:

Facade and exterior lighting have been modified to operate only during defined periods.



**Optimize energy consumption
Greenhouse PHV**



**PV System
70 kWp / 60 MWh / 178 Module**



**Battery storage
6 MW / 7.58 MWh**



**Transformer station
underground parking garage
4 Trafos à 1600 kVA**

E-MOBILITY AND SUSTAINABLE TRANSPORTATION

At Campus Hotel Hertenstein and Park Hotel Vitznau, environmentally friendly mobility solutions are consistently promoted. Three of the five hotel vehicles are hybrid or fully electric, complemented by an electric golf cart fleet as well as e-bikes and bicycles available for guests and employees. Two bicycles are made from recycled Nespresso capsules, demonstrating innovative circular economy practices.



The charging infrastructure includes six electric charging stations in the garage of Park Hotel Vitznau, two additional outdoor stations in cooperation with the local municipality, and twelve electric charging stations at Campus Hotel Hertenstein.

Employees also benefit from sustainable options: e-scooters for short trips and an electric shuttle to the staff canteen help reduce emissions..



SUSTAINABLE WATER SUPPLY IN THE SPA AREA

At Park Hotel Vitznau, water dispensers are available in the spa area, and Tetra Pak water supply was introduced in 2025. In 2026, a decision will be made on whether to continue using Tetra Paks or switch to aluminum bottles.

At Campus Hotel Hertenstein, the possibility of replacing PET bottles with Tetra Paks or aluminum bottles in the fitness area is currently under review.

All materials are carefully separated and sent to a specialized recycling process. These measures reduce plastic waste, ensure material reuse, and promote responsible resource management.



PIONEERING WORK IN PLASTIC AND BEVERAGE CARTON RECYCLING

With the switch to Tetra Pak bottles in the spa area of Park Hotel Vitznau, the hotel also explored the best ways to recycle the resulting packaging — since no nationwide solution currently exists in Switzerland. In collaboration with Baldini AG, plastic packaging and beverage cartons are collected separately, properly processed, and reintegrated into the material cycle. In doing so, the hotel assumes responsibility beyond the legal minimum requirements.

EXPERIENCE THE CIRCULAR ECONOMY: BICYCLES MADE FROM NESPRESSO CAPSULES

Used Nespresso capsules are consistently collected separately at both hotels and professionally recycled by an authorized partner. The aluminum is reused, and the coffee grounds are repurposed as an organic raw material. At the Park Hotel Vitznau, over 37,000 capsules are recycled annually; the Campus Hotel Hertenstein introduced the system in 2025, so the first quantities will only be recorded in the following year. Some of the recycled aluminum is used in Nespresso’s circular economy initiatives, which create new products. For example, two Nespresso bicycles were made from used capsules – a vivid example of how the circular economy can be implemented and experienced firsthand.



PRINTER TONER RECYCLING

Under the motto «Every Toner Counts», all empty printer cartridges, toner, and ink cartridges are collected at our hotels and handed over to Toner Recycling AG. At the recycling center, these items are inspected, processed, and properly recycled.

The program also supports a social initiative: for each cartridge collected, Toner Recycling AG makes a donation to the Swiss Red Cross, specifically benefiting families affected by poverty in Switzerland. This measure thus combines environmental protection with social engagement.

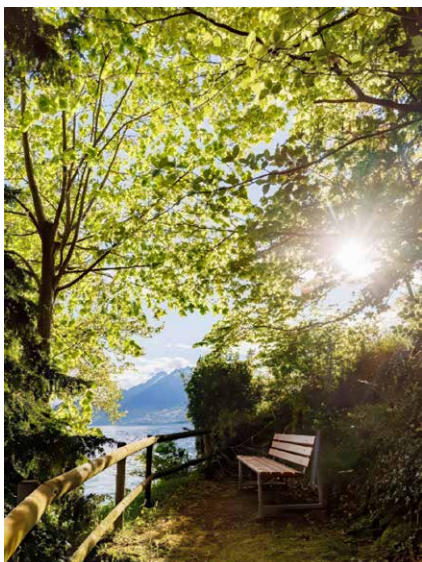


UTILIZATION OF ORGANIC WASTE FOR BIOGAS PRODUCTION

All organic waste from kitchens and restaurants is collected separately and processed by an external partner in a biogas facility to generate renewable energy. This creates a closed, sustainable loop that contributes to the reduction of fossil fuel use.

HOTEL-OWNED FOREST AS A CONTRIBUTION TO CLIMATE, BIODIVERSITY, AND WATER PROTECTION

The hotel-owned forest, covering approximately 2.5 hectares, sequesters CO₂ and thus helps reduce greenhouse gas emissions. In addition, this nature-based area promotes biodiversity, stabilizes the local climate, protects water resources, and creates a species-rich, healthy ecosystem. Through sustainable management and minimal intervention, the forest generates ecological value that benefits wildlife, plants, and guests alike.



REGIONAL SOURCING AND PRODUCT SELECTION

Regional sourcing is firmly embedded in our procurement policy. Wherever possible, we source products from local producers. This supports regional agriculture, reduces transport distances, and strengthens sustainable value chains.

Examples from our product range illustrate this commitment: eggs come from a nearby farm, yogurt and cheese from regional dairies, and beer from a local brewery. For soft drinks, we also prioritize regional alternatives, such as Vivi Cola, Vivi Apfelschorle, Vivi Mate, and Vivi Soda, all produced in Switzerland.

In this way, we combine enjoyment, quality, and responsibility – for the benefit of both the environment and the regional economy.

SUSTAINABILITY TRAINING FOR EMPLOYEES

Over 100 employees participated in this year's sustainability training. The program teaches how ecological, social, and economic aspects can be integrated into daily hotel operations. Starting in 2026, the training will also be offered to all new employees as part of the Intro Day, ensuring that every staff member is involved in the hotels' sustainability strategy from the outset.

OCCUPATIONAL SAFETY AND EMERGENCY MANAGEMENT

Hospitality Visions Lake Lucerne AG places the highest priority on the safety of employees and guests. The 10-point safety concept provides the framework for occupational safety, health protection, and emergency management. It defines safety objectives as well as the roles, responsibilities, and authorities of the Safety Officer (SiBe), who trains employees, establishes emergency organizations, and ensures the readiness of emergency equipment. The objectives focus on preventing serious accidents, complying with Suva regulations, and promoting a safe approach to occupational safety and health protection.

A central element is regular training:

October 2025:

Fire safety training in cooperation with Foppa AG – Safety First, including theoretical fundamentals and practical exercises on firefighting behavior.

November 2025:

BLS-AED-SRC comprehensive course on life-saving emergency measures, resuscitation, and teamwork in medical emergencies.

January & February 2026:

Evacuation drills at both hotels to optimize procedures and ensure emergency readiness.

Safety management is an integral part of corporate governance. Through clearly defined responsibilities, training, and practical exercises, a high level of safety is maintained, and awareness of risks is continuously strengthened.



PROMOTING ACCESSIBILITY THROUGH THE OK:GO INITIATIVE

Campus Hotel Hertenstein and Park Hotel Vitznau participate in the OK:GO Initiative. By taking part, the hotels make travel planning easier for people with mobility limitations – including persons with disabilities, seniors, and families with strollers. This approach ensures that the accessibility of services is transparently communicated and promotes an inclusive, service-oriented guest experience.



DIGITAL SOLUTIONS & PAPERLESS OPERATIONS

Our hotels consistently implement digital processes to streamline workflows, reduce paper consumption, and promote sustainable operations.

Digital Information Distribution for Employees:

Internal information is provided via the employee intranet and a digital handbook. Additionally, the Favur app allows secure access to payslips, working hours, and duty schedules. These solutions reduce administrative effort and contribute to environmental protection.

Digital Check-in and Check-out:

Guests can check in and out conveniently and efficiently using the Straiv system. Invoices and receipts are sent electronically, with printed copies provided only upon request.

Access to Digital Media:

At Park Hotel Vitznau, guests can access a wide range of international newspapers and magazines digitally via PressReader. This reduces paper consumption while providing a comfortable and environmentally friendly reading experience.

SUPPORTING LOCAL BUSINESSES AND TOURISM

Our hotels actively support the regional economy and local tourism. Guests are offered a wide range of experiences in the surrounding area — from cultural institutions to nature and sports activities, as well as leisure opportunities on Lake Lucerne and in the city of Lucerne.

By recommending regional providers, we contribute to sustainable value creation in the region while offering authentic and diverse experiences.



Boat Tour

Bad weather - Relaxing, With kids



Path of small truths

Bad weather - Relaxing



Golf

Bad weather - Relaxing



Pilatus in summer

Good weather - Relaxing



Chapel Bridge

Bad weather - Active



Stoos

Good weather - Active, With kids



Tennis

Good weather - Active



Rigi in summer

Bad weather - Active, With kids



Lion Monument

Good weather - Active, With kids



Stand-up-Paddling

Good weather - Active



Swiss Museum of Transport

Bad weather, Good weather - Active, With kids



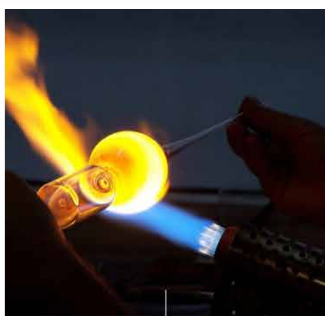
Wellness & Spa

Bad weather - Relaxing



Wine Cellar Tours

Bad weather - Relaxing



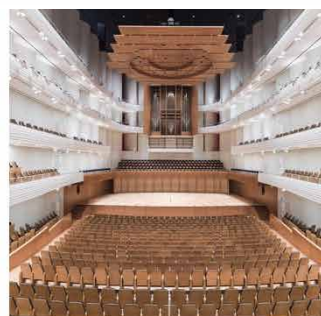
Hergiswil Glassworks

Bad weather - Active, With kids



Glacier Garden

Good weather - Active, With kids



KKL Lucerne

Bad weather - Relaxing



Rigi in Winter

Good weather - Active, With kids



Klewenalp & Stockhütte

Good weather - Active, With kids



Melchsee-Frutt

Good weather - Active, With kids



Pilatus in winter

Good weather - Active, With kids



Lucerne Ice Centre

Good weather - Active, With kids



Seebodenalp

Good weather - Active, With kids



Rothenurm

Good weather - Active, With kids



Winter- & Christmas-Shopping in Lucerne

Bad weather - Relaxing

Sustainable Employee Benefits

Sustainability at Hospitality Visions Lake Lucerne goes beyond environmental and climate protection; it also encompasses social engagement for our employees by actively promoting their quality of life, health, and personal development.

Work–Family Balance

To support the compatibility of work and family life, we provide our employees with a childcare allowance for their children, for example at the nearby small foot daycare in Vitznau. This alleviates everyday stress and enables a better balance between work and private life.

Promotion of Sustainable Mobility

Sustainability also means making commuting more environmentally friendly. Therefore, our trainees receive a public transport subsidy. This contributes to reducing individual car use and promotes climate-friendly mobility.

Health–Promoting Sports and Leisure Activities

The physical well-being of our employees is a priority. We offer numerous free sports activities, from renting SUP boards, kayaks, and pedal boats to using tennis and soccer courts, as well as access to our HVLL fitness room. Additionally, regular free fitness classes and yoga sessions are offered on-site. Common areas with billiards, table football, movie nights, and beer pong foster social interaction and strengthen team spirit.

Cultural and Leisure Activities

Our employees benefit from discounted tickets for regional attractions such as Mount Pilatus, the Swiss Museum of Transport, and Mount Rigi. This provides opportunities for recreation and cultural experiences in the unique natural landscape surrounding our locations.

Continuing Education and Personal Development

Through the Be Different Academy, we offer free courses and seminars that support personal and professional development, investing sustainably in our employees' skills and satisfaction.

Catering and Community

Freshly prepared meals are provided daily, ensuring a balanced and healthy diet. This supports performance and well-being throughout the workday.

Integration of Sustainable Development Goals (SDGs)

The initiatives presented demonstrate how we actively implement our strategic action fields – Circular Thinking, Transparent Impact, and Empowered People – and put our sustainability vision at Lake Lucerne into practice.

At the same time, these measures contribute to the United Nations' 2030 Agenda for Sustainable Development. The Sustainable Development Goals (SDGs) consist of 17 objectives for sustainable development, covering ecological, social, and economic dimensions, and serve as an international benchmark for responsible action.



Five SDGs are of particular focus for Park Hotel Vitznau and Campus Hotel Hertenstein, as they best align with our properties, our region, and our strategic initiatives. The following overview illustrates how our specific measures correspond to the respective SDGs, contributing to sustainable development.

SDG	Topic	Bezug zu HVLL
3 	Health and Well-being	<ul style="list-style-type: none"> – Employee Benefits – Mental and Physical Health – Healthy Nutrition – Healthy Workplace
4 	Quality Education	<ul style="list-style-type: none"> – Be Different Academy – Continuing Education – Personal Development – Leadership Training
7 	Clean Energy	<ul style="list-style-type: none"> – Solar Energy – Heating/Cooling with Lake Water – Battery Storage – Energy Efficiency Measures – Sustainable Energy Supply
12 	Sustainable Consumption and Production	<ul style="list-style-type: none"> – Green Procurement (Purchasing Policy) – Waste Reduction – Responsible Supply Chains – Circular Economy
13 	Climate Protection Measures	<ul style="list-style-type: none"> – Forest Conservation – CO2 Reduction Measures – Climate-Conscious Practices – Mobility – Energy Management – Waste Management

A Look into the Future

Sustainability has always held a high priority at Hospitality Visions Lake Lucerne AG. With the establishment of a dedicated sustainability position in 2025, this commitment was structurally anchored and professionalized for the first time. This role coordinates new initiatives, measures progress, and strengthens sustainability management across all hotels.

The Green Globe certification provides us with clear guidance and a reliable framework to track progress and implement targeted new measures.

In the coming year, the focus will be on further reducing emissions and consumption, deepening employee training, and integrating sustainability more strongly into all operational processes. Planned initiatives include an internal action day for employees, the expansion of waste management to close resource loops, and collaboration with myclimate to further reduce and offset the CO₂ footprint.

In this way, we continue to pursue our path consistently, aligning ecological responsibility, economic stability, and social fairness for the long term..



HVLL

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