

HVLL

Sustainability Report

2025



PARK HOTEL
VITZNAU



CAMPUS HOTEL
HERTENSTEIN



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Foreword

by Urs Langenegger, CEO Hospitality Visions Lake Lucerne AG

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.

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.



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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.



National Memberships (Campus Hotel Hertenstein und 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

Park Hotel Vitznau

- ❖ 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 historical charm with modern luxury, offering guests a unique experience.
- ❖ 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.



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.



Building
trust
together.

Certificate

SQS has issued an IQNET recognized certificate that the organization:

Park Hotel Vitznau
Seestrasse 18
CH-6354 Vitznau Switzerland

has implemented and maintains a
Quality Management System

for the following 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

which fulfils the requirements of the following Standard:

ISO 9001:2015

Issued on: **2025-02-27**
Expires on: **2027-11-18**

Registration Number: **CH-H42036**



Alex Stoichitoiu
Alex Stoichitoiu
President of IQNet

F. Müller
F. Müller
CEO SQS



This attestation is directly linked to the IQNET Member's original certificate and shall not be used as a stand-alone document.

IQNET Members*:

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Cro Cert Croatia **DQS Holding GmbH** Germany **EAGLE Certification Group** USA **FCAV** Brazil **FONDONORMA** Venezuela **ICONTEC**
Colombia **ICS** Bosnia and Herzegovina **INTECO** Costa Rica **IRAM** Argentina **JQA** Japan **KFO** Korea **LSQA** Uruguay **MIRTEC** Greece
MSZT Hungary **Nemko AS** Norway **NSAI** Ireland **NYCE** Mexico **PCBC** Poland **Quality Austria** Austria **SII** Israel **SIO** Slovenia **SIRIM**
OAS International Malaysia **SQS** Switzerland **SRAC** Romania **TSE** Türkiye **YUQS** Serbia

* The list of IQNET Members is valid at the time of issue of this certificate. Updated information is available under www.iqnet-certification.com



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
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Validity 27.02.2025 – 18.11.2027
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4020_2/Januar2024_Version 3.1



A. Grisard
A. Grisard, President SQS

F. Müller
F. Müller, CEO

Swiss Association for Quality and Management Systems (SQS)
Blenstrasse 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	H42036	27.02.2025 18.11.2027
Locations	Scope	Norm / Revision	Reg. no.	Validity
Campus Hotel Hertenstein Hertensteinstrasse 156 6353 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	H42036	27.02.2025 18.11.2027
Neuro Campus Hotel Seestrasse 75 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	H42036	27.02.2025 18.11.2027

Reg. no. H42036
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Issue 27.02.2025

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

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A. Grisard
A. Grisard, President SQS

F. Müller
F. Müller, CEO

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.

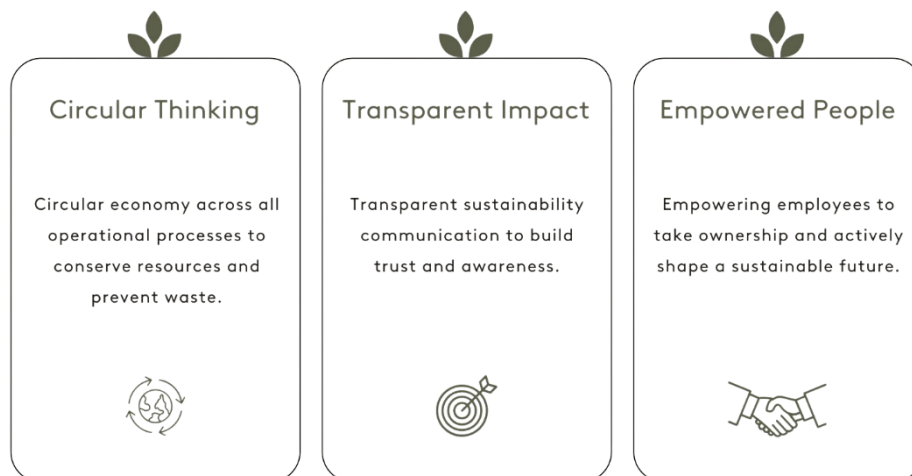
Transparent Impact

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.

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

Verbrauch kWh	kWh 2021	kWh 2022	kWh 2023	kWh 2024	kWh Netz 2025	Solarstrom 2025	Gesamt 2025	Abweichung kWh
Januar	292'347	365'764	321'061	367'702	370'288	0	370'288	2'586
Februar	288'018	340'673	296'894	310'253	301'072	0	301'072	-9'181
März	315'577	372'080	352'047	388'825	387'724	0	387'724	-1'101
April	369'008	347'738	334'924	372'103	375'553	0	375'553	3'450
Mai	364'464	345'277	334'910	375'576	380'620	0	380'620	5'044
Juni	320'610	334'964	316'517	368'151	346'699	0	346'699	-21'452
Juli	334'436	339'489	323'160	345'362	360'183	0	360'183	14'821
August	348'343	321'693	321'341	349'972	343'151	0	343'151	-6'821
September	329'861	309'447	311'943	377'942	359'534	0	359'534	-18'408
Oktober	361'646	310'992	344'689	399'913				
November	388'150	321'579	375'495	407'588				
Dezember	425'696	385'543	412'244	443'403				
	4'138'156	4'095'239	4'045'225	4'506'790	3'224'824	0	3'224'824	-31'062

Electricity Consumption Overview – Campus Hotel Hertenstein

Verbrauch kWh	kWh 2021	kWh 2022	kWh 2023	kWh 2024	Solarstrom 2024	Gesamt 2024	kWh Netz 2025	Solarstrom 2025	Gesamt 2025	Abweichung kWh
Januar	160'885	176'251	164'439	172'261	2'185	174'446	141'712	7'617	149'329	-25'117
Februar	134'085	146'753	140'197	141'973	4'747	146'720	128'601	10'105	138'706	-8'014
März	136'261	158'780	155'071	147'196	7'247	154'443	112'734	25'584	138'318	-16'125
April	131'908	146'837	140'823	145'343	10'329	155'672	99'081	38'843	137'924	-17'748
Mai	141'195	133'522	141'642	140'633	12'061	152'694	121'126	30'798	151'924	-770
Juni	120'562	128'023	118'609	117'208	19'887	137'095	100'180	37'887	138'067	972
Juli	129'854	131'069	130'204	106'893	38'499	145'392	106'761	32'895	139'656	-5'736
August	134'258	135'277	135'257	110'499	37'493	147'992	113'599	32'203	145'802	-2'190
September	131'537	143'283	129'976	119'939	21'939	141'878	118'568	20'498	139'066	-2'812
Oktober	150'893	143'095	142'732	146'700	12'554	159'254		0	0	
November	166'084	143'035	156'648	140'011	5'780	145'791		0	0	
Dezember	172'518	163'729	166'383	138'438	4'374	142'812		0	0	
	1'710'040	1'749'654	1'721'981	1'627'094	177'096	1'804'190	1'042'362	236'430	1'278'792	-77'541

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

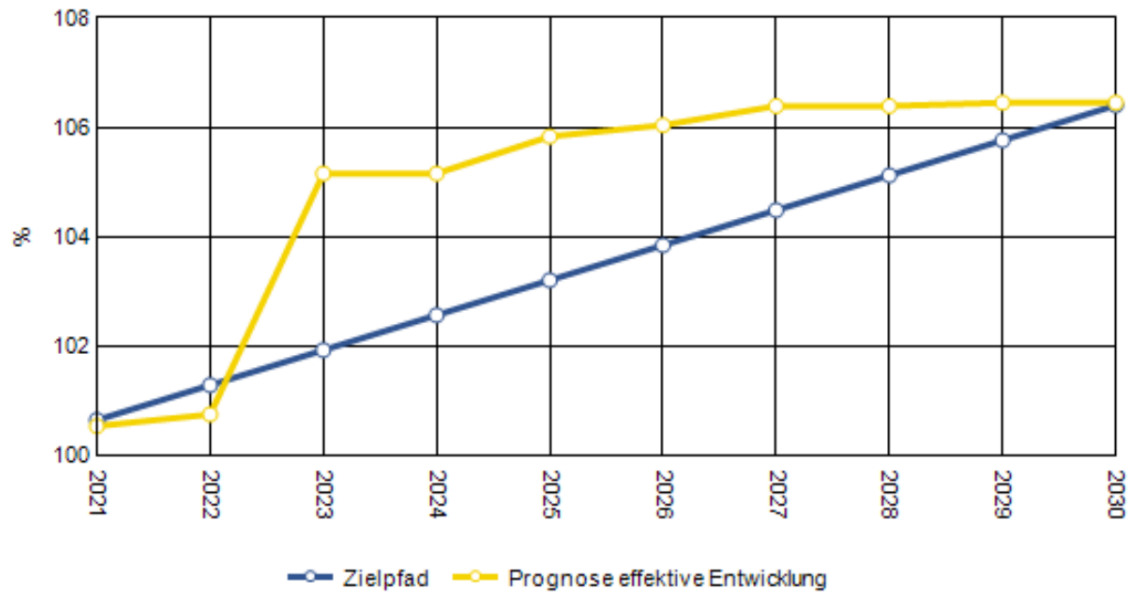
Frank Ruepp
Energie-Agentur der Wirtschaft

Rochus Burtscher
Energie-Agentur der Wirtschaft



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Energieeffizienz

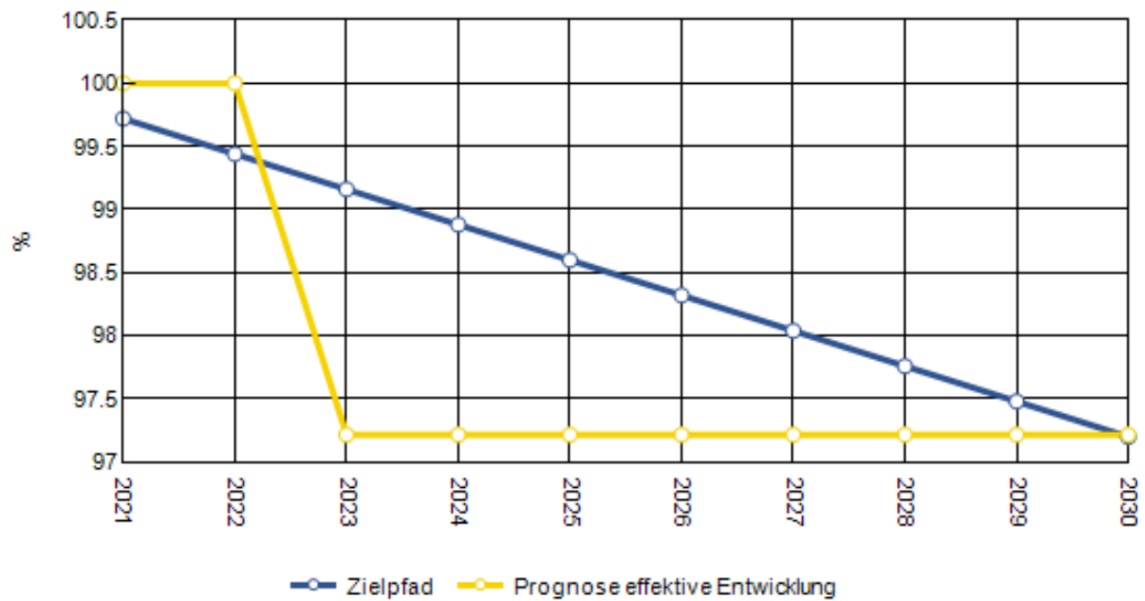


	Zielpfad	Prognose effektive Entwicklung
2021	100.6%	100.5%
2022	101.3%	100.7%
2023	101.9%	105.2%
2024	102.6%	105.2%
2025	103.2%	105.8%
2026	103.8%	106.0%
2027	104.5%	106.4%
2028	105.1%	106.4%
2029	105.8%	106.4%
2030	106.4%	106.4%

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.

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CO₂-Intensität (Brennstoffe)



	Zielpfad	Prognose effektive Entwicklung
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.

Climate

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.

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Scope 1

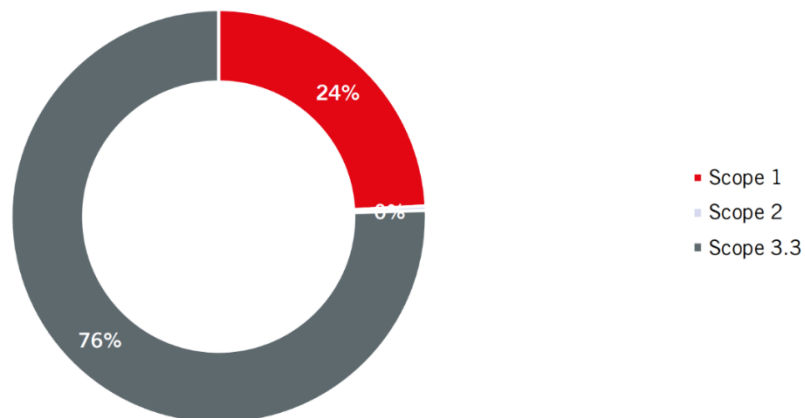
Direkte Emissionen von Energieträger	13.5
Direkte Emissionen von Kältemittel oder Prozesse	0.4
Total (tCO _{2eq})	13.9

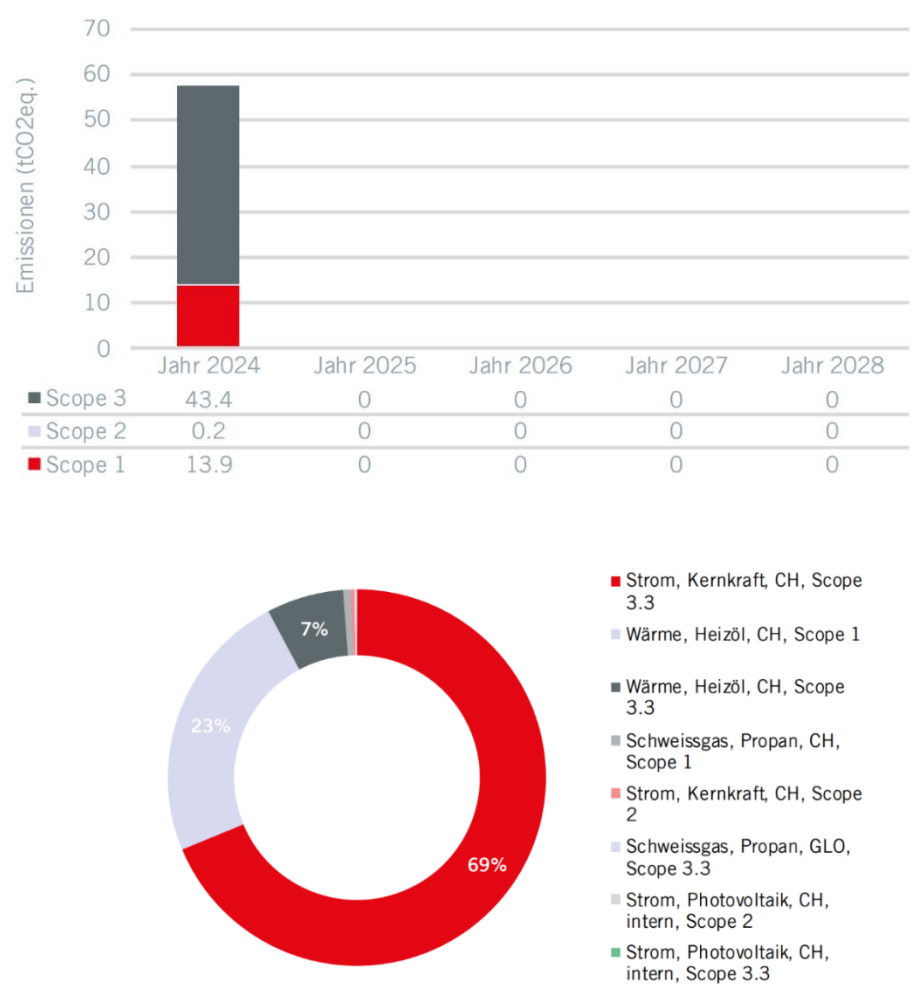
Scope 2

Indirekte Emissionen durch Elektrizität (Bezug)	0.2
Indirekte Emissionen durch Fernwärme (Bezug)	0.0
Total (tCO _{2eq})	0.2

Scope 3

Scope 3.3: Indirekte Energieemissionen	43.4
<i>Scope 3.3: Indirekte Energieemissionen (Scope 1)</i>	3.9
<i>Scope 3.3: Indirekte Energieemissionen (Scope 2)</i>	39.5
Total (tCO _{2eq})	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.

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

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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.



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
Bereichsleiter
Energieeffizienz & Dekarbonisierung


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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.

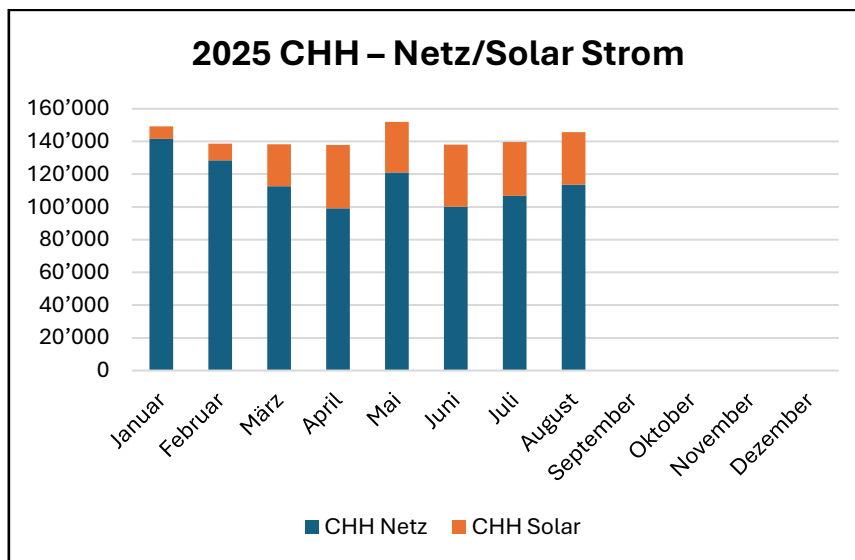
Sustainable Initiatives

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.

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 MW 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.


Eigenverbrauchsoptimierung

PV-Anlage und Batteriespeicher



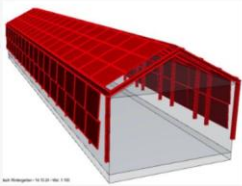
01

Eigenverbrauchsoptimierung
Gewächshaus / PHV



A



PV-Anlage
70 kWp / 60 MWh / 178 Module



B

Batteriespeicher
6 MW / 7.58 MWh

Trafostation Tiefgarage
4 Trafos à 1600 kVA

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.

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.

Recycling of Nespresso Capsules

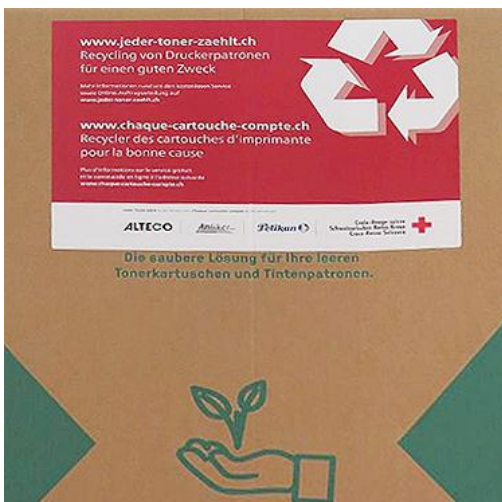
Used Nespresso capsules are consistently collected separately at both hotels and properly recycled by an authorized partner. The aluminum is reused, and the coffee grounds are repurposed as an organic resource. At Park Hotel Vitznau, over 37'000 capsules are recycled annually; Campus Hotel Hertenstein introduced the system in 2025, so the first volumes will be recorded in the following year.



BEI **PARK HOTEL VITZNAU**,
RECYCLN WIR MEHR ALS
37'040 KAPSELN PRO JAHR.



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.

HVLL

- ❖ 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.

TO DO'S WÄHREND IHRES AUFENTHALTES

Aktivitäten

Gehen Sie auf Entdeckungstour und erleben Sie aktiv die Region rund um den Vierwaldstättersee. Hoch auf dem Berg oder gemütlich beim Bummeln durch die Luzerner Altstadt – finden Sie in unserer Auswahl Ihre Aktivität. Wir wünschen Ihnen viel Spass beim Erkunden der Zentralschweiz.

Jedes Wetter ✓ Jeder Typ ✓

 <p>Bootstour Schlechtes Wetter - Entspannung, Mit Kindern</p>	 <p>Rundweg der kleinen Wahrheiten Schlechtes Wetter - Entspannung</p>	 <p>Golf Schlechtes Wetter - Entspannung</p>	 <p>Pilatus im Sommer Schönes Wetter - Entspannung</p>
 <p>Kapellbrücke Schlechtes Wetter - Aktiv</p>	 <p>Stoos Schönes Wetter - Aktiv, Mit Kindern</p>	 <p>Tennis Schönes Wetter - Aktiv</p>	 <p>Rigi im Sommer Schönes Wetter - Aktiv, Entspannung, Mit Kindern</p>
 <p>Rigi im Winter Schönes Wetter - Aktiv</p>	 <p>Klewenalp & Stockhütte Schönes Wetter - Aktiv</p>	 <p>Melchsee-Frutt Schönes Wetter - Aktiv, Mit Kindern</p>	 <p>Pilatus im Winter Schönes Wetter - Aktiv, Mit Kindern</p>
 <p>Eiszentrum Luzern Schlechtes Wetter, Schönes Wetter - Aktiv, Mit Kindern</p>	 <p>Seebodenalp Schönes Wetter - Aktiv, Mit Kindern</p>	 <p>Rothenturm Schönes Wetter - Aktiv, Mit Kindern</p>	 <p>Wintershopping Luzern Schlechtes Wetter - Aktiv, Entspannung, Mit Kindern</p>

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.

Hospitality Visions Lake Lucerne AG

Sustainable Development Goals



HVLL

SDG	Topic	Relation to HVLL
	Health and Well-being	<ul style="list-style-type: none"> ❖ Employee Benefits ❖ Mental and Physical Health ❖ Healthy Nutrition ❖ Healthy Workplace
	Quality Education	<ul style="list-style-type: none"> ❖ Be Different Academy ❖ Continuing Education ❖ Personal Development ❖ Leadership Training
	Clean Energy	<ul style="list-style-type: none"> ❖ Solar Energy ❖ Heating/Cooling with Lake Water ❖ Battery Storage ❖ Energy Efficiency Measures ❖ Sustainable Energy Supply
	Sustainable Consumption and Production	<ul style="list-style-type: none"> ❖ Green Procurement (Purchasing Policy) ❖ Waste Reduction ❖ Responsible Supply Chains ❖ Circular Economy
	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.

