

Building Key Data

No.	Questions	Answer options																												
0.1	Contact details of the main responsible person Please provide contact details of the main person responsible for answering the Ecore questionnaires (Cluster I - III).																													
0.2	Fund name Please name the fund the building belongs to.																													
0.3	Building name Please name the unique name of the building in order to distinguish it from similarly named buildings or building complexes																													
0.4	Address Street & house number																													
0.5	Postcode																													
0.6	City																													
0.7	Country (Please select the country from the drop-down-menu)																													
0.8	year of construction (Please select the year of construction from the drop-down-menu)																													
0.9	year of last renovation (For general or core renovations, the questionnaire "New construction/project development" must be applied.)																													
0.10	Asset Class To which asset class is the object assigned? (Please select the applicable asset class from the drop-down menu). <i>Info:</i> <i>In case of mixed use 15% / 85% applies: the 85 % will be selected as asset class.</i>																													
0.11	Building Equipment Quality (according to OSCAR*) What is the equipment quality of the building as defined by OSCAR? (Please select the applicable answer from the drop-down menu) <table border="1"> <thead> <tr> <th>building elements</th> <th>simple equipment</th> <th>average equipment</th> <th>high-quality equipment</th> </tr> </thead> <tbody> <tr> <td>building structure, room concept</td> <td>simple building structure, rigid room concept</td> <td>Simple and clearly arranged building elements, flexible room concept</td> <td>clearly arranged building elements, flexible room concept</td> </tr> <tr> <td>heat supply</td> <td>static heating, natural ventilation</td> <td>Static heating, special areas partial air conditioned</td> <td>Innovative heat supply, partial and full air conditioning</td> </tr> <tr> <td>other equipment</td> <td>Electronic data network, access control, smoke detector</td> <td>Same before, additional: lifts and emergency power</td> <td>Same before, additional: central building control and video surveillance</td> </tr> <tr> <td>facade</td> <td>punctuated Facade, strip windows, simple materials (e.g., plaster)</td> <td>strip windows, curtain wall, average materials</td> <td>curtain wall, high-quality materials (e.g., glass)</td> </tr> <tr> <td>eloor and electric</td> <td>solid floor, single sockets or ducts</td> <td>solid floor, wall or floor ducts</td> <td>raised floor, cavity floor, in-floor tanks</td> </tr> <tr> <td>Ceiling and lighting</td> <td>solid ceiling, suspended ceiling with luminaires</td> <td>suspended ceiling with high-quality luminaires</td> <td>suspended ceiling with direct-indirect luminaires</td> </tr> </tbody> </table> SOURCE: NEU	building elements	simple equipment	average equipment	high-quality equipment	building structure, room concept	simple building structure, rigid room concept	Simple and clearly arranged building elements, flexible room concept	clearly arranged building elements, flexible room concept	heat supply	static heating, natural ventilation	Static heating, special areas partial air conditioned	Innovative heat supply, partial and full air conditioning	other equipment	Electronic data network, access control, smoke detector	Same before, additional: lifts and emergency power	Same before, additional: central building control and video surveillance	facade	punctuated Facade, strip windows, simple materials (e.g., plaster)	strip windows, curtain wall, average materials	curtain wall, high-quality materials (e.g., glass)	eloor and electric	solid floor, single sockets or ducts	solid floor, wall or floor ducts	raised floor, cavity floor, in-floor tanks	Ceiling and lighting	solid ceiling, suspended ceiling with luminaires	suspended ceiling with high-quality luminaires	suspended ceiling with direct-indirect luminaires	
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0.12	gross floor area Please indicate the gross floor area in m ² .																													
0.13	usable area (NUF) Please indicate the NUF according to DIN 277 in m ² . <i>Info:</i> <i>The usable area (NUF) according to DIN 277, until 2016 usable area (NF), of a building is the portion of the floor area that is used according to the purpose of the building. The usable area does not include circulation areas (VF) such as entrance areas, stairwells, elevators and corridors, technical areas (TF) (boiler room, machine rooms, technical operating rooms) and, of course, not the basic construction areas (KGF) of the building such as walls and columns.</i>																													
0.14	Number of tenants How many tenants are in the property?																													
0.15	Monument protection Is the building a listed building, i.e. a building protected under state law or a building unit protected under state law?																													

CLUSTER I Governance (Funds-/ Company level)		
Weighting: 40%		
No.	Questions	Answer options
CLU I 1. Sustainability and Management within the Portfolio		
Ziele und Maßnahmen		
CLU I 1.1	<p>Basic question: Is sustainability part of your (portfolio holder/owner) business strategy?</p>	no information available no yes, targets for company level are defined (E) yes, targets for company level are defined (S) yes, targets for company level are defined (G)
CLU I 1.2	<p>Basic question: Is sustainability a component of the fund strategy/ real estate product strategy?</p> <p><i>Info:</i> Please consider targets per fund (products) and/ or (product) cross-fund/ overarching targets in E, S or G separately.</p>	no information available no yes, targets in E yes, targets in S yes, targets in G
CLU I 1.3	<p>Detailed question: Are there concrete and measurable climate targets in relation to the issues listed below?</p> <p><i>Info:</i> *Impact investing refers to investments in companies, organisations and funds with the specific intention of achieving measurable, positive effects on the environment or society in addition to a positive financial return. The social or environmental impact is part of the investment strategy and is measured. **Ratio of certified properties to total portfolio/ funds</p>	no information available none Energy consumption (kWh/m ²) CO ₂ -Emissions Impact Investments* on SDG's (Sustainable Development Goals) Impact Investments* ecological Impact Investments* social Water consumption (m ³ /a) Waste generation (kg/m ²) Percentage of certificates** Specifications from the sustainability data on the investment and refurbishment decisions
CLU I 1.4	<p>Detailed question: Are there concrete and measurable climate targets in relation to the issues listed below?</p>	no information available no yes
CLU 1.5	<p>Detailed question: Who is involved in achieving those goals?</p>	no information available no one Fund level Executive Board (Managing Director/ Board of Directors) Management level (Division Manager/ Department Manager/ Team Leader/ Specialist Department) service provider/ subcontractor
CLU 1.6	<p>Detailed question: Is there a dedicated* risk assessment within the fund/ portfolio at property level?</p> <p>(e.g. risk factors such as property size in connection with emissions/ consumptions, etc.)</p> <p><i>*dedicated = consideration of individual risks with concrete derivation of potential damages</i></p>	no information available no yes, risk indicators with an impact on the property value are taken into account yes, the consumption-related property performance is also considered
CLU 1.7	<p>Detailed question: Is there a strategy for analysing dedicated* climate risk considerations for the fund/ portfolio?</p> <p>(for physical climate risks, e.g. storm damage, floods, earthquakes, drought)</p> <p><i>*dedicated = consideration of individual risks with concrete derivation of potential losses</i></p>	no information available no yes
Control Instruments		
CLU 1.8	<p>Detailed question: For what percentage of the properties (of the fund/ portfolio) is the consumption- and emission-related data defined in the strategy recorded and evaluated in a system?</p> <p><i>Info:</i> Round to full amounts!</p>	no information available 0% 1 % to 49 % 50 % to 74 % 75 % to 100 %
CLU 1.9	<p>Detailed question: Is the management of the real estate products with regard to investment/ deinvestment decisions/ refurbishment measures taking into account the qualitative/ quantitative sustainability data?</p>	no information available no yes, on a case-by-case basis yes, derived from the strategy (see CLU I 1.2)
CLU I 1.10	<p>Detailed question: For what percentage of the properties within the fund/ portfolio is the consumption data recorded with smart meters?</p> <p><i>Info:</i> - Which consumption data: at least heat and electricity to answer the question with "yes" - Definition of number of properties/ total number of properties in the portfolio/ fund</p>	no information available no building with smart metering available < 25 % of the buildings > 25 % of the buildings > 50 % of the buildings > 75 % of the buildings
CLU I 1.11	<p>Basic question: Are ESG requirements integrated into internal company policies and processes/ work instructions?</p> <p><i>Info:</i> <i>*complete = if all requirements for ESG are fulfilled in AM, PM and FM</i></p>	no information available no partially yes, completely*

Exclusion Criteria		
CLU I 1.12	<p>Basic question: Are ESG exclusion criteria defined for the portfolio? <i>(e.g. exclusion of child labour, arms deals, corruption, certain companies/ industries/ countries)</i></p>	<p>no information available no yes</p>
CLU I 1.13	<p>Detailed question: In which field are these ESG exclusion criteria taken into account?</p>	<p>no information available nowhere exclusion of tenants exclusion of energy suppliers exclusion of service providers (PM/ FM/ etc.) exclusion of transaction partners liquidity investments financing partners</p>
CLU I 2. Communication and Awareness		
Commitment		
CLU I 2.1	<p>Basic question: Is there a clear organisational assignment of the ESG officer(s) in the company?</p>	<p>no information available no yes</p>
CLU I 2.2	<p>Detailed question: Does the company offer mandatory internal trainings on ESG-relevant topics for the ESG officer(s)?</p>	<p>no information available no yes</p>
CLU I 2.3	<p>Detailed question: Are ALL employees in the company regularly sensitised/ informed about projects on the topic of "ESG"? <i>(e.g. (sustainability) competitions, getting employees excited about the topic of "sustainability", etc.)</i></p>	<p>no information available no yes</p>
CLU I 2.4	<p>Detailed question: Is the company (or its employees) involved in ESG-relevant networks? <i>(e.g. ZIA, BVI, ICG, GEFMA, RICS, UN Initiative for Responsible Investment (UN PRI), etc.)</i></p>	<p>no information available no yes</p>
CLU I 2.5	<p>Detailed question: Are there any actions on social, cultural or ecological issues at the local company level? <i>(e.g. food donations for the homeless, blood donation service for tenants, bees on the roof, art exhibitions, book donations, cooperations with social institutions)</i></p>	<p>no information available no yes</p>
Communication		
CLU I 2.6	<p>Basic question: To which addressees are ESG issues regularly communicated?</p>	<p>no information available none employees building users stakeholders/ investors</p>
CLU I 2.7	<p>Detailed question: At what intervals are employees informed about ESG issues?</p>	<p>no information available not at all annually several times per year</p>
CLU I 3. External Quality Assurance		
Environmental Management System		
CLU I 3.1	<p>Basic question: Is the company certified according to the international environmental management system ISO 14001 or EMAS or similar?</p>	<p>no information available no yes</p>
Sustainability Report		
CLU I 3.2	<p>Basic question: Does the company prepare and publish an annual sustainability report in accordance with a recognised standard (e.g. GRI, CSR RUG, UN PRI) resp. make it available to investors?</p>	<p>no information available no yes yes, accepted by auditor</p>
Green Building Certificates		
CLU I 3.3	<p>Basic question: Are building certificates (DGNB, BREEAM, LEED, GEFMA 160, etc.) used for external quality assurance? <i>Info: Number of total portfolio/ fund (existing, new construction and also certification projects in process)</i></p>	<p>no information available no yes, < 33 % of the buildings yes, 33 % - 66 % of the buildings yes, > 66 % of the buildings</p>

CLUSTER II Consumptions & Emissions (quantitative)		
Weighting: 40%		
No.	Questions	Answer options
CLU II 1. Recording and Analysis of Consumption Data, CO2 and Waste Generation		
Final Energy Consumption		
CLU II 1.1	<p>Basic question: Is the consumption data for heat completely (at least 95 %) available? (total: tenant & general)</p> <p><i>Info:</i> completeness in this context refers both to the consumption in all rental areas and to a complete period (e.g. calendar year) - both must be given.</p>	<p>no information available not available partially extrapolated</p> <p>yes, complete (at least 95%)</p>
CLU II 1.2	<p>Basic question: What is the frequency of data collection for heat?</p> <p><i>Info:</i> - total: tenants & general - For different counting methods, the worst value always has to be chosen</p>	<p>no information available annually quarterly monthly daily</p>
CLU II 1.3	<p>Basic question: Is the consumption data for district cooling completely (at least 95 %) available? (total: tenants & general, % in relation to total area)</p> <p><i>Info:</i> Completeness in this context refers both to the consumption in all rental areas and to a complete period (e.g. calendar year) - both must be given.</p>	<p>no information available no district cooling is obtained not available partially extrapolated</p> <p>yes, complete (at least 95 %)</p>
CLU II 1.4	<p>Basic question: What is the frequency of data collection for district cooling?</p> <p><i>Info:</i> - total: tenants & general - For different counting methods, the worst value always has to be chosen</p>	<p>no information available annually quarterly monthly daily</p>
CLU II 1.5	<p>Basic question: Is the consumption data for electricity complete (incl. tenant data)?</p> <p><i>Info:</i> district cooling is included in heat consumption, total: tenants & general</p>	<p>no information available not available only for common areas complete for common areas complete, rental areas are partially extrapolated</p> <p>yes, complete incl. all tenant consumptions</p>
CLU II 1.6	<p>Basic question: What is the frequency of data collection for electricity?</p> <p><i>Info:</i> - total: tenants & general - For different counting methods, the worst value always has to be chosen</p>	<p>no information available annually quarterly monthly daily</p>
CLU II 1.7	<p>Basic question: What is the final energy consumption (kWh/m²a) per year of the property? (General + commercial rental areas + only unheated areas are excluded, e.g. basement).</p> <p><i>Info:</i> Here, the values from the utility bills are added up/ extrapolated* if these are not available for all consumption (consumption bills for electricity: rental and common areas, heat: only heated areas, district cooling) OR the values from the energy demand certificate are taken into account.</p> <p>*Vacancies are not extrapolated; Extrapolation: at least 50% of the consumption in the building must be available and can then be extrapolated (in this case, the mean value must be used). If less than 50% are available, the question cannot be answered! Background: At the moment, it is not yet possible to calculate sharply, which is why extrapolation is still permitted, as listed above. This regulation will be applied max. until 2024** and is then to be redefined.</p> <p>**Subject to regulatory/legal changes/ requirements.</p> <p>Please note: The average value of the last survey is specified as the comparative value. The average value is: 128.48 kWh/m²a.</p>	<p>Free text: Enter consumption value, then calculate the deviation from the mean value</p> <p>no information available > 35 % over the average value 26 % - 35 % over the average value 16 % - 25 % over the average value 6 % - 15 % over the average value + 5 % - -5 % according to the average value -6 % - -15% under the average value -16 % - -25 % under the average value -26 % - -35 % under the average value > -35 % under the average value</p>

<p>CLU II 1.8</p>	<p>Basic question: Please state your primary energy demand (kWh/m²a).</p> <p><i>Info:</i> The primary energy demand (QP) describes the amount of energy needed to cover the final energy demand. To determine the primary energy demand, the corresponding final energy demand is multiplied by a primary energy factor, taking into account the energy sources involved. These primary energy factors are specified in the Energy Saving Ordinance (heating oil 1.1 / natural gas, liquefied petroleum gas 1.1 / hard coal, brown coal 1.1 / wood 0.2 / electricity 2.7).</p> <p>The primary energy demand is the product of the final energy demand of the respective energy carrier and the primary energy factor.</p> <p>Formula: $QP = (Q_h + Q_{tw}) * ep$ (according to DIN 4701-10). QP - primary energy demand Q_h - Heating demand, annual heating demand Q_{tw} - heat demand for hot water ep - Effort factor</p>	
<p>CLU II 1.9 a</p>	<p>Basic question: Energy efficiency (T) Buildings that are/were constructed after 31.12.2020 and have up to 5,000 m² usable floor space: Is the primary energy demand 10% below the national NZEB definition valid at the time of purchase?</p> <p><i>Info:</i> Page 193: The primary energy demand defining the energy performance of the constructed building is at least 10 % below the threshold set in the requirements for ultra-low energy buildings in accordance with the national measures transposing Directive 2010/31/EU of the European Parliament and of the Council. The energy performance is certified by means of an Energy Performance Certificate (EPC)).</p> <p>[If applicable, further note: In Germany, the following threshold value currently applies: The primary energy demand of a lowest-energy building for heating, hot water production, ventilation and cooling (for non-residential buildings additionally also for built-in lighting) must not exceed 0.75 times the value of the reference building in relation to the useful building area].</p>	<p>no information available</p> <p>does not apply (building constructed by 31.12.2020 and/or more than 5,000 m² usable floor space)</p> <p>no</p> <p>yes</p>
<p>CLU II 1.9 b</p>	<p>Basic question: Energy efficiency (T) Buildings that are/were constructed after 31.12.2020 and have more than 5,000 m² of floor space: Has the building been tested for airtightness and thermal integrity on completion, disclosing any deviation from the efficiency and defects in the building envelope specified at the design stage? OR: Were robust and traceable quality control procedures carried out during construction?</p> <p><i>Info:</i> Page 193: For buildings larger than 5000 m², the building is tested for airtightness and thermal integrity on completion, with any deviations from the efficiency specified in the design phase or defects in the building envelope disclosed to investors and clients. Another option is to have robust and traceable quality control procedures in place during construction. construction process; this is an acceptable alternative to thermal integrity testing.</p> <p>AND: Has the global warming potential (GWP) of the building been calculated for each stage in the life cycle and disclosed to investors and clients on request?</p> <p>Page 193: For buildings larger than 5000 m², has the life cycle Global Warming Potential (GWP) of the constructed building been calculated for each stage in the life cycle? and is disclosed to investors and clients on request.</p>	<p>no information available</p> <p>does not apply (building constructed by 31.12.2020 and/ or usable floor space is less than/ equal to 5,000 m²)</p> <p>no</p> <p>yes</p>
<p>CLU II 1.10</p>	<p>Basic question: Energy efficiency (T) Buildings constructed by 31.12.2020: Is the property in the top 15% of the national or regional residential or non-residential building stock in terms of its primary energy demand in operation? OR: Does the EPC rating of the property have a value of at least A (or green to dark green in DE)?</p> <p><i>Info:</i> Page 193: Buildings constructed before 31 December 2020 have at least an EPC of class A. Alternatively, the building is in the top 15 % of the national or regional building stock, expressed in terms of primary energy demand in use and supported by appropriate evidence comparing at least the energy performance of the property concerned and the energy performance of the national or regional building stock built before 31. December 2020. 2020 and differentiating at least between residential and non-residential buildings.</p>	<p>no information available</p> <p>does not apply (building constructed as of 01.01.2021)</p> <p>no</p> <p>yes</p>

CO ₂ -Emissionen		
CLU II 1.11	<p>Basic question: What are the CO₂ emissions (kg CO₂e/m²*a) linked to the final energy consumption per year of the property?</p> <p>Note: Recognition of green electricity purchased only upon presentation of recognised certificates (e.g. PPA).</p> <p><i>Info:</i> To calculate the CO₂ emissions, please use the conversion factors (based on the data from the CREEM tool) Calculation: Consumption (general electricity + tenant electricity + heat (oil, gas, district heating, electricity)+ district cooling * conversion factor).</p> <p>Gas (kWh) --> 0,18396 Oil (kWh) --> 0,24665 Heat/Steam (kWh)--> 0,20431 Biogas (kWh) --> 0,00022 Wood logs (kWh) --> 0,01506 Wood chips (kWh) --> 0,01506 Wood pellets (kWh) --> 0,01506 Grass/straw (kWh) --> 0,01314 Coal (kWh) --> 0,34473 Landfill gas (kWh) --> 0,00020 LPGs (kWh) --> 0,21448 Hydroelectric (kWh) --> 0,006 Wind (kWh) --> 0,01 Photovoltaics (kWh) --> 0,03 Don't know --> 0,015333333</p> <p>Please note: The average value of the last survey is given as a comparison value.</p> <p>The average value is: 39.63 kg CO₂e/m²*a.</p>	<p>Free text: Enter consumption value, then calculate the deviation from the mean value</p> <p>no information available > 35 % over the average value 26 % - 35 % over the average value 16 % - 25 % over the average value 6 % - 15 % over the average value + 5 % - -5 % according to the average value -6 % - -15% under the average value -16 % - -25 % under the average value -26 % - -35 % under the average value > -35 % under the average value</p>
Water Consumption		
CLU II 1.12	<p>Basic question: Is the water consumption data complete?</p>	<p>no information available not available partially extrapolated yes, complete</p>
CLU II 1.13	<p>Basic question: At what intervals is the data collected?</p>	<p>no information available annually quarterly monthly daily</p>
CLU II 1.14	<p>Basic question: What is the annual water consumption (m³/m²*a) of the entire building?</p> <p><i>Info:</i> Area definition = entire building; Reference to calculation period = for the previous year</p> <p>Please note: The average value of the last survey is given as a comparison value.</p> <p>The average value is: 0.43 m³/m²*a)</p>	<p>Free text: Enter consumption value, then calculate the deviation from the mean value</p> <p>no information available > 35 % over the average value 26 % - 35 % over the average value 16 % - 25 % over the average value 6 % - 15 % over the average value + 5 % - -5 % according to the average value -6 % - -15% under the average value -16 % - -25 % under the average value -26 % - -35 % under the average value > -35 % under the average value</p>
Waste Generation		
CLU II 1.15	<p>Basic question: Are the actual waste quantities available in full? (Residual waste and recycled waste)</p> <p><i>Info:</i> Recycling e.g.: paper, packaging, plastics, glass, biowaste, wood, metal (Reference area for waste generation is rental space)</p>	<p>no information available not available</p> <p>quantity determination on the basis of waste: containers and number of empties</p>
CLU II 1.16	<p>Basic question: What is the annual waste volume (kg/m²*a) of the entire building for residual waste and recyclable waste?</p> <p><i>Info:</i> Recycling e.g.: Paper, packaging, plastics, glass, biowaste, wood, metal. (Reference area for waste volume is rental area)</p> <p>Please note: The average value of the last survey is given as a comparative value.</p> <p>The average value is: 4.93 kg/m²*a.</p>	<p>Free text: Enter consumption value, then calculate the deviation from the mean value</p> <p>no information available > 35 % over the average value 26 % - 35 % over the average value 16 % - 25 % over the average value 6 % - 15 % over the average value + 5 % - -5 % according to the average value -6 % - -15% under the average value -16 % - -25 % under the average value -26 % - -35 % under the average value > -35 % under the average value</p>

CLU II 2. Valuation Energy Consumption and CO2 "Paris-ready"	
Energy Consumption & CO2-Emissions	
CLU II 2.1	<p>Basic question: Is the object on the EU decarbonisation pathway (or responsible country) with regard to its final energy consumption in the year under consideration?</p> <p><i>Info:</i> The CRREM* tool serves as the basis for calculating the deviations of the CO2 emissions and the final energy consumption from the GHG Pathway values. The values are calculated automatically using the actual consumption values entered in CLU II 1.7 and CLU II 1.10 and depending on the asset class and country. The basis is a max. warming of 1.5 °C. Please note that the values in the CRREM tool are only stored for the years 2018 - 2050.</p> <p>*CRREM - Carbon Risk Real Estate Monitor</p>
	<p>Final energy consumption (kWh/m²a):</p> <p>no information available (5 %): Deviation from the decarbonization pathway ≤ 0 % (3,75 %): Deviation from the decarbonization pathway 0 % - 4 % (2,5 %): Deviation from the decarbonization pathway 5 % - 9 % (1,25 %): Deviation from the decarbonization pathway 10 % - 14 % (0 %): Deviation from the decarbonization pathway 15 % - 19 % (-2,5 %): Deviation from the decarbonization pathway 20 % - 29 % (-5 %): Deviation from the decarbonization pathway > 30 %</p>
	<p>CO2-Emissions (kgCO2e/m²a):</p> <p>no information available (5 %): Deviation from the decarbonization pathway ≤ 0 % (3,75 %): Deviation from the decarbonization pathway 0 % - 4 % (2,5 %): Deviation from the decarbonization pathway 5 % - 9 % (1,25 %): Deviation from the decarbonization pathway 10 % - 14 % (0 %): Deviation from the decarbonization pathway 15 % - 19 % (-2,5 %): Deviation from the decarbonization pathway 20 % - 29 % (-5 %): Deviation from the decarbonization pathway > 30 %</p>
CLU II 2.2	<p>Basic question: Is the object on the EU decarbonisation pathway (or responsible country) with regard to its final energy consumption in the year under consideration?</p> <p><i>Info:</i> The CRREM* tool serves as the basis for calculating the deviations of CO2 emissions and final energy consumption from the DC path. The values are calculated automatically using the actual consumption values entered in CLU II 1.7 and CLU II 1.10 and depending on the asset class and country. The basis is a max. warming of 1.5 °C. Please note that the values in the CRREM tool are only stored for the years 2018 - 2050.</p> <p>*CRREM - Carbon Risk Real Estate Monitor</p>
	<p>Final energy consumption (kWh/m²a):</p> <p>The object lies within the DK path for the next:</p> <p>no information available (5 %): > 3 years (2,67 %): 2 years (1,33 %): 1 year (0 %): 0 years (-1,33 %): -1 year (-2,67 %): -2 years (-5 %): < -3 years</p>
	<p>CO2-Emissions (kgCO2e/m²a):</p> <p>The object lies within the DK path for the next:</p> <p>no information available (5 %): > 3 years (2,67 %): 2 years (1,33 %): 1 year (0 %): 0 years (-1,33 %): -1 year (-2,67 %): -2 years (-5 %): < -3 years</p>

CLUSTER III Asset Check (qualitative)		
Weighting: 40%		
No.	Questions	Answer options
CLU III 1. Building Automation		
CLU III 1.1	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement? <i>*e.g.: large data centres, large kitchens (no tea kitchens or similar), laboratory areas</i></p>	no information available none ventilation systems refrigeration systems district cooling lighting heating systems special consumers* water
CLU III 1.2	<p>Basic question: Smart metering Which consumption is recorded with smart metering systems/ smart meters?</p>	no information available none general electricity cooling water heating
CLU III 1.3	<p>Basic question: Control/ regulation Which system groups are controlled digitally (MSR/ DDC with BMS)?</p>	no information available none HVAC systems/ installations if necessary with air humidification system heating cooling lighting ventilation systems partial air-conditioning sun protection control lifts and lift control lighting: presence/ motion sensors lighting: daylight sensors innovative solution
CLU III 2. Shell & Technology		
CLU III 2.1	<p>Basic question: Building ecology (T - DNSH) Is it ensured that in the event of a conversion or tenant fit-out, materials are (largely) free of harmful substances? <i>In the case of a conversion, these requirements must be contractually agreed as well as checked and documented in the construction process; the documentation must be kept at least until the materials are replaced. e.g. contracts with service providers</i></p> <p>Info: <i>The following materials meet the criteria:</i></p> <ul style="list-style-type: none"> - Wood and parquet sealants, wood oil (<10% solvent or comparable). - Carpet, carpet tiles (GUT seal or comparable) - Smooth floor coverings made of rubber, linoleum, plastic (AgBB-tested & lead-free (PVC only) & SVHC <0.1%) - Installation materials for floor coverings, tiles and parquet (EC1 (-R) / EC1+ (-R) / Blue Angel) - Concrete contact, burn-on barrier, decorative paints, filler (incl. Q-filler), primer coatings (e.g. bonding & depth primer), dust-binding floor paint, concrete protection (emission-, solvent- & plasticiser-free (ELF) according to VdL (= VOC & SVOC <1g/l)) - Doors, window sills, acoustic elements, partition walls (Either plastic surfaces (e.g. HPL) or UV varnish (factory applied)) - Furniture installed by the landlord Cupboards, shelves, desks, wooden chairs (DGM class A certificate or EU Ecolabel furniture) 	no information available yes, at least 4 measures are listed yes, 5- 6 measures are listed yes, all measures are listed
CLU III 2.2	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	no information available no heating available electricity heating heating oil coal natural gas district/ local heating geothermal energy (e.g. in combination with heat pump) groundwater, well water or surface water (e.g. in conjunction with heat pump) heat pump (air-air or air-water, gas (engine) heat pump, etc.) combined heat and power unit solar collectors

CLU III 2.3	<p>Detailed question: Use of site-generated renewable energy (RE) for heat demand (heating + hot water) What is the percentage of renewable energy generated on the property to meet the heat demand? <i>Please estimate the percentage share.</i></p>	<p>no information available 0% up to 50 % > 50 %</p>
CLU III 2.4	<p>Detailed question: Ventilation How is the building mainly ventilated?</p>	<p>no information available other, conventional types (classic window ventilation/ openable windows/ forced ventilation) mechanical ventilation is provided by efficient types, such as heat recovery, EC technology, etc. natural ventilation is integrated via component or façade openings</p>
CLU III 2.5	<p>Basic question: Cooling/ air conditioning Which of the following statements regarding the generation and transfer of cooling can be agreed upon?</p>	<p>no information available air conditioning not necessary (if this answer option is selected, no other answers to this question can be selected) none refrigeration by absorption chiller, district cooling, water or cooling pump transfer to the rental areas takes place e.g. through building component activation or chilled ceilings</p>
CLU III 2.6	<p>Basic question: Use of site-generated renewable energy (RE) for electricity demand What is the percentage of renewable electrical energy generated on the property to meet the electricity demand? <i>Please estimate the percentage</i></p>	<p>no information available 0% > 0 % to < 15 % > 15 %</p>
CLU III 2.7	<p>Basic question: Green electricity Does the property use green electricity?</p>	<p>no information available common areas and/ or rental areas < 10 % only for common areas (min. 10 %) for common areas and partly rented areas (min. 10 %) for the entire location (> 80 %)</p>
CLU III 3. Ressources		
CLU III 3.1	<p>Basic question: Fossil fuels Is the building or parts of the building used for the extraction, storage, transport or processing of fossil fuels? <i>(petrol stations, market value of petrol stations must be considered separately)</i> <i>Note: PAI Criteria</i></p>	<p>no information available yes no</p>
CLU III 3.2	<p>Basic question: Biodiversity Have there been any greening setbacks in the last 12 months?</p>	<p>no information available yes no</p>
CLU III 3.3	<p>Basic question: Biodiversity Which of the following statements regarding biodiversity in the vicinity of buildings can be agreed upon?</p>	<p>no information available none There are green areas on the property that account for more than 5% of the property area (e.g. green inner courtyards, outdoor planting) The building has a green roof (diverse planting), green roof terraces or façade planting that accounts for more than 5% of the total outdoor area</p>
CLU III 3.4	<p>Basic question: Water Which of the following statements regarding water as a resource can be agreed with?</p>	<p>no information available none precipitation water or greywater is collected and used most of the precipitation water is infiltrated on the property</p>
CLU III 3.5	<p>Basic question: Fittings (T - DNSH) Are water-saving fittings available (flow rate according to taxonomy)?</p>	<p>no information available yes no</p>
CLU III 3.6	<p>Basic question: Waste Which of the following statements regarding waste as a resource can be agreed upon?</p>	<p>Asset class: hotel & office & logistics Several answers are possible: no information available none Waste is disposed of separately The supply routes for each fraction, including quantities, are recorded. A disposal concept including optimisation of waste quantities and disposal routes has been implemented Asset class: retail (high-street) Only one answer is possible: no information available none offsetting does take place vis-à-vis producers</p>
CLU III 3.7	<p>Basic question: Refrigerant Are natural refrigerants used in the building?</p>	<p>no information available No refrigeration system/ coolant available No, non-natural refrigerants are used (e.g. R134a, R401a, R407c, etc.) No, non-natural refrigerants are used (e.g. R134a, R401a, R407c, etc.), replacement of the refrigerants used by natural refrigerants is budgeted for Yes (e.g. ammonia, water, CO2)</p>

CLU III 4. User comfort		
CLU III 4.1	<p>QUESTION not applicable for: hotel & logistics & retail!</p> <p>Basic question: Climate comfort in the workplace: temperature, fresh air/ventilation, humidification Which facilities for <u>individual</u> control are predominantly available?</p>	<p>Asset class: office</p> <p>no information available</p> <p>none</p> <p>area control of the temperature</p> <p>room temperature control</p> <p>fresh air supply controllable via supply air rate control, frequency converter, CO2 control HVAC system</p> <p>fresh air supply controllable via openable windows</p> <p>regulation of ventilation via CO2 control/ sensors</p>
	<p>QUESTION not applicable for: hotel & logistics & retail!</p> <p>Basic question: Glare protection at the workplace Are the workplaces equipped with individually controllable (internal) glare protection?</p>	<p>Asset class: office</p> <p>no information available</p> <p>no</p> <p>yes, at least 50 % of the workplaces</p> <p>yes, all workplaces</p>
CLU III 4.3a	<p>Basic question: Barrier-free (equipment) Is the building basically equipped and accessible without barriers?</p> <p><i>Note:</i> <i>* Def. Accessibility: within the floors without barriers and thresholds, access to the building with max. 3 steps or to the floor with max. 3 steps (staircase).</i></p> <p><i>** ISO 21542:2021 (Building construction - Accessibility and usability of the built environment)/ DIN 18040 or equal</i></p>	<p>no information available</p> <p>no, neither barrier-free nor accessible*</p> <p>no, but all rooms are accessible*</p> <p>no, but some of the rooms are accessible*</p> <p>yes, all rooms are barrier-free according to applicable standard**</p> <p>yes, some of the rooms are barrier-free according to applicable standard**</p> <p>yes, all rooms are barrier-free according to applicable standard** and wheelchair-accessible</p> <p>yes, some of the rooms are barrier-free according to applicable standard** and wheelchair-accessible</p>
	<p>Basic question: Barrier-free (equipment) Is the building basically accessible without barriers?</p>	<p>no information available</p> <p>no, the building is not barrier-free accessible</p> <p>threshold-free access from the car park to the building incl. automatic doors</p> <p>yes, threshold-free and at least 90cm wide access to the building available</p> <p>Low-barrier access to the building (surmountable threshold/ramp)</p> <p>Automatic doors at main entrances to the building (mostly via push-buttons)</p>
CLU III 4.4	<p>Basic question: Security in/ at the building What security features does the building offer?</p>	<p>no information available</p> <p>none</p> <p>building structure/ floor plans (clarity, visibility, lighting)</p> <p>building surveillance (video, doorman, intercoms, etc.)</p> <p>access control (chips, cards, barriers, locks, etc.)</p> <p>telecommunications infrastructure (e.g. emergency call systems, connectivity throughout the building)</p>
CLU III 4.5	<p>Basic question: Promotion of electric-powered vehicles through electric charging stations - e-bikes & e-scooters Are electric charging stations available on the property or in the building?</p>	<p>no information available</p> <p>none</p> <p>electric charging station for < 5 % of the parking spaces for bicycles or e-scooters (min. 1)</p> <p>electric charging station for > 5 % of the parking spaces for bicycles or e-scooters</p>
		<p>no information available</p> <p>none</p> <p>electric charging station for < 5 % of total car parking spaces (min. 1)</p> <p>electric charging station for > 5 % of the total car parking spaces</p>
CLU III 4.6	<p>Basic question: Promotion of electric-powered vehicles through electric charging stations - e-car Are electric charging stations available on the property or in the building?</p>	<p>no information available</p> <p>none</p> <p>electric charging station for < 5 % of total car parking spaces (min. 1)</p> <p>electric charging station for > 5 % of the total car parking spaces</p>
		<p>QUESTION not applicable for hotel!</p> <p>Basic question: Alternative Mobility What facilities are available for cyclists?</p>
CLU III 4.8	<p>QUESTION not applicable for hotel!</p> <p>Basic question: Service offerings in the common areas Which of the following service offerings are provided to all tenants in shared spaces by the landlord?</p> <p><i>(Goal: provide tenant-oriented service offerings to increase tenant loyalty and respond to co-working developments)</i></p>	<p>Asset class: office & logistics & retail</p> <p>no information available</p> <p>none</p> <p>space for sports/ health activities</p> <p>parcel box/ parcel pick-up station</p> <p>central relaxation room</p> <p>individual services for tenants (e.g. cleaning, cobbler, etc.)</p> <p>water dispenser</p> <p>digital information stand (or similar)</p> <p>comparable offers (e.g. cooperation with fitness studio, day-care centres, cafés, ...)</p>
		<p>Asset class: office & hotel & retail</p> <p>no information available</p> <p>no</p> <p>inner courtyards, (roof) terraces and/ or balconies/ loggias</p> <p>green areas/ park on the property</p> <p>benches, tables, chairs, loungers</p> <p>art</p> <p>playground</p> <p>Asset class: logistics</p> <p>no information available</p> <p>no</p> <p>green areas/ park on property</p> <p>benches, tables, chairs, loungers</p>
CLU III 4.9	<p>Basic question: Outdoor space quality Is building-related outdoor space quality available and accessible/ usable for all tenants?</p>	<p>Asset class: office & hotel & retail</p> <p>no information available</p> <p>no</p> <p>inner courtyards, (roof) terraces and/ or balconies/ loggias</p> <p>green areas/ park on the property</p> <p>benches, tables, chairs, loungers</p> <p>art</p> <p>playground</p> <p>Asset class: logistics</p> <p>no information available</p> <p>no</p> <p>green areas/ park on property</p> <p>benches, tables, chairs, loungers</p>

CLU III 4.10	<p>Basic question: Drinking water sampling Are drinking water samples (pollutants/ heavy metals/ germs) that go beyond the legionella test regularly carried out on the rented premises as a service?</p> <p><i>Info:</i> The question does not refer to legionella testing, but to the drinking water connections in the rented areas and water sampling with regard to pollutants such as bacteria, germs, heavy metals, etc</p>	<p>no information available</p> <p>no inspections</p> <p>yes, inspection every 2 years</p> <p>yes, annual inspection</p>
CLU III 4.11	<p>QUESTION not applicable for logistics & retail!</p> <p>Basic question: Lobby Design How is the lobby design organised and what services are available?</p>	<p>no information available</p> <p>no lobby available</p> <p>the lobby design or entrance area follows a contemporary and visitor-friendly layout/ design concept (bright, clean, well-maintained)</p> <p>seating facilities are available</p> <p>WiFi freely available</p>
CLU III 4.12	<p>QUESTION not applicable for: office, hotel & logistics!</p> <p>Basic question: Family friendliness Is the building family-friendly?</p>	<p>no information available</p> <p>not family friendly</p> <p>family-friendly parking spaces (min. 2.70 m wide)</p> <p>diaper-changing rooms</p> <p>children's play area</p>
CLU II 4.13	<p>Basic question: User survey Is there a user survey for comfort assessment (thermal comfort, acoustics, etc.)?</p> <p><i>Info:</i> Conducted by landlord internally or externally, not annually (every 2-3 years)</p>	<p>no information available</p> <p>no user surveys are carried out</p> <p>user surveys are conducted regularly and measures have been derived from them.</p> <p>user surveys are conducted regularly and measures have been derived and implemented from them</p>
CLU III 5. Economy (Conversion & Flexibility)		
CLU III 5.1	<p>QUESTION not applicable for: logistics!</p> <p>Basic question: Space efficiency What is the area efficiency factor?</p> <p><i>Info:</i> Space efficiency is a characteristic value for determining the utilisation of space within the building. The area efficiency factor corresponds to the ratio of commercial rental space to gross floor area above ground (MF-G according to gif or floor area to gross floor area according to DIN 277 in Germany)</p>	<p>Asset class: office</p> <p>no information available</p> <p>< 60 %</p> <p>≥ 60 %</p> <p>≥ 75 %</p> <p>Asset class: hotel</p> <p>no information available</p> <p>< 53 %</p> <p>≥ 53 %</p> <p>≥ 70 %</p> <p>Asset class: retail</p> <p>no information available</p> <p>< 55 %</p> <p>≥ 55 %</p> <p>≥ 65 %</p>
CLU III 5.2	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given?</p> <p><i>Info:</i> It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions</p>	<p>Asset class: office (multiple)</p> <p>no information available</p> <p>shell heights ≥ 3 m</p> <p>column-free floor plans</p> <p>Asset class: hotel (multiple)</p> <p>no information available</p> <p>> 2.75 m for hotel rooms</p> <p>≤ 2.75 m for hotel rooms</p> <p>≥ 3.25 m for general areas (lobby, breakfast room, restaurant, etc.)</p> <p>< 3.25 m for general areas (lobby, breakfast room, restaurant, etc.)</p> <p>Asset class: logistics (multiple) Specification in shell height</p> <p>no information available</p> <p>< 6,0 m</p> <p>6,0 - 10,5 m</p> <p>> 10,5 m</p> <p>Asset class: retail (single)</p> <p>no information available</p> <p>< 3.90 m shell heights</p> <p>≥ 3.90 m shell heights</p>
CLU III 5.3	<p>QUESTION not applicable for hotel!</p> <p>Basic question: Floor plan / redesign (supporting structure) Which of the following types of supply can be adapted to changed conditions of use with simple structural measures?</p> <p><i>Info:</i> Simple, structural measures: e.g. assembly openings, doors and corridors sufficient in size and number, good accessibility, transport and replacement of components with drywall work, etc.</p>	<p>Asset class: office & retail</p> <p>no information available</p> <p>ventilation</p> <p>heating</p> <p>cooling</p> <p>cabling</p> <p>Asset class: logistics</p> <p>no information available</p> <p>usable load reserves were taken into account in the statics</p> <p>building extension possible</p> <p>installation of mezzanine space possible</p>

<p>CLU III 5.4</p>	<p>QUESTION not applicable for logistics!</p> <p>Basic question: Ease of cleaning What are the criteria for ease of cleaning?</p> <p><i>Info:</i> <i>Easy to clean (always concerns more than 50% of the components/surfaces):</i> <i>Advantageous coverings (smooth, wipeable floors, patterned/ mottled carpets as dark as possible or similar)</i></p>	<p>Asset class: office & hotel & retail</p> <p>no information available none dirt trap zones at main entrances advantageous coverings/ floors without major obstacles, joints or niches (especially in highly frequented areas) handrail supports of stairs/ balustrades, if present, are placed at the sides toilets and wash hand basins are wall-mounted sanitary cubicle partitions are constructed without support points on the floor, if possible, or are designed as partitions with wall-to-floor connection luminaires are integrated in the ceiling and do not need to be cleaned</p>
<p>CLU III 5.5</p>	<p>Basic question: Area determination How is the quality of the area determination to be assessed?</p>	<p>no information available no area calculation is available there is an indication of the total area the corresponding floor plans with area designations are available the area calculation has a high level of detail (e.g. according to gif, DIN 277: BGF, NRF, TF, VF and NUF1-7) current, digital area recording is available (BIM - building information modeling)</p>
<p>CLU III 5.6</p>	<p>Basic question: Vacancy rate What is the vacancy rate as of the reporting date according to the rental agreement (incl. rental guarantees)?</p>	<p>no information available vacancy rate > 30 % vacancy rate > 15 % - < 30 % vacancy rate 0% - < 15 %</p>
<p>CLU III 6. Location</p>		
<p>CLU III 6.1</p>	<p>Basic question: Damage potential due to location Is the object located in a nature reserve or national park?</p>	<p>no information available yes no</p>
<p>CLU III 6.2</p>	<p>QUESTION not applicable for logistics!</p> <p>Basic question: Public (passenger) transport: Distance In what proximity to the building is a public transport stop?</p>	<p>no information available > 1,5 km > 800 m walking distance between 400 and 800 m walking distance < 400 m walking distance < 400 m walking distance and transport stop < 15 Min. with public transport</p>
<p>CLU III 6.3</p>	<p>Basic question: Local (passenger) public transport: frequency How often is the building connected to the public transport system (bus, train, tram)?</p> <p><i>Info:</i> <i>For "office & hotel & retail": The frequency refers to weekdays</i></p>	<p>Asset class: office & hotel & retail</p> <p>no information available not at all >30-minute cycle at least every 30 minutes at least every 20 minutes at least every 15 minutes at least every 10 minutes</p> <p>Asset class: logistics</p> <p>no information available not at all several times a day hourly several times an hour</p>
<p>CLU III 6.4</p>	<p>Basic question: Proximity to use-specific facilities Are there any use-specific facilities within walking distance (< 800 m walking distance)?</p>	<p>Asset class: office & hotel & retail</p> <p>no information available none or > 800 m walking distance gastronomy local supply services medical care sports facilities parks/ green spaces leisure, art and culture kindergartens/ schools</p> <p>Asset class: logistics</p> <p>no information available none or within > 800 m walking distance gastronomy services</p>
<p>CLU III 6.5</p>	<p>Basic question: Climate risk analysis/ Risks at the site and surrounding area (T - DNSH) Has a climate risk and vulnerability assessment been carried out for the building on which significant physical climate risks may affect the property during its expected lifetime (e.g. possible changes in outdoor temperatures, wind conditions, precipitation, sea level rise or erosion/ landslide)?</p> <p><i>EU taxonomy: Section II to Annex A to the deleg. Legal act</i></p>	<p>no information available yes no</p>
<p>CLU III 6.6</p>	<p>Detailed question: Risks at the site and surrounding area (T - DNSH) Are physical and non-physical solutions implemented over a period of up to five years that significantly reduce the identified risks?</p> <p><i>To the extent that it has been determined that significant physical climate risks may affect the property during its expected lifetime</i></p>	<p>no information available does not apply (no significant physical climate risks identified for the property) yes no</p>

CLU III 6.7	<p>Detailed question: Risks at the site and surrounding area (T - DNSH) Do the implemented solutions not lead to any impairment of adaptation efforts or the level of resilience to physical climate risks for people and nature, cultural heritage, assets and other economic activities?</p> <p><i>To the extent that it has been determined that significant physical climate risks may affect the property during its expected lifetime</i></p>	<p>no information available</p> <p>does not apply (no significant physical climate risks identified for the property)</p> <p>yes</p> <p>no</p>
CLU III 6.8	<p>Detailed question: Risks at the site and surrounding area (T - DNSH) Are the solutions in line with local, sectoral, regional or national climate adaptation plans and strategies? Climate adaptation plans and strategies, considering the use of nature-based solutions or relying on blue or green infrastructure where possible?</p> <p><i>To the extent that it has been determined that significant physical climate risks may affect the property during its expected lifetime</i></p>	<p>no information available</p> <p>does not apply (no significant physical climate risks identified for the property)</p> <p>yes</p> <p>no</p>
CLU III 6.9	<p>Basic question: Contaminated sites For buildings located on potentially contaminated land: has a soil survey been carried out?</p>	<p>no information available</p> <p>not applicable, building is not located on contaminated land</p> <p>yes</p> <p>no</p>
CLU III 7. Measures in operation		
CLU III 7.1	<p>Basic question: Maintenance and renovation measures: Waste (T - DNSH) Was at least 70% of the waste (by weight) generated in the course of maintenance and renovation measures recycled or sent for other material recovery?</p>	<p>no information available</p> <p>not applicable, no maintenance/ renovation</p> <p>yes</p> <p>no</p>
CLU III 7.2	<p>Basic question: Maintenance and renovation measures: Hazardous substances (T - DNSH) Have asbestos or other hazardous substances been identified during maintenance and renovation work?</p>	<p>no information available</p> <p>not applicable, no maintenance/ renovation and/ or no asbestos or hazardous substances detected</p> <p>yes</p> <p>no</p>
CLU III 7.3	<p>Basic question: Maintenance and renovation measures: Hazardous substances (T - DNSH) Were hazardous materials disposed of in accordance with national standards?</p> <p><i>Tenant improvement (measures by tenant and nonetheless by landlord)</i></p>	<p>no information available</p> <p>not applicable, no maintenance/ renovation and/ or no hazardous substances detected</p> <p>yes</p> <p>no</p>
CLU III 7.4	<p>Basic question: Maintenance and renovation measures: Hazardous substances (T - DNSH) Were measures taken during the maintenance and/or renovation phase to reduce noise, dust and pollutant emissions?</p> <p><i>Tenant improvement (measures by tenant and nonetheless by landlord)</i></p>	<p>no information available</p> <p>not applicable, no maintenance/ renovation</p> <p>yes</p> <p>no</p>
CLU III 7.5	<p>Basic question: Efficient building management: Measures / Contracts / Monitoring (T - DNSH) Is efficient building management ensured through measures such as energy performance contracts or energy monitoring and management?</p> <p><i>Only required for large non-residential buildings with a rated output of heating, ventilation, etc. of 290 kW or more</i></p>	<p>no information available</p> <p>does not apply because residential building/ or the rated output of heating, ventilation is less than 290 kW</p> <p>yes</p> <p>no</p>
CLU III 7.6	<p>Detailed question: Efficient building management: operating parameters Are the energy-related operating parameters measured?</p> <p><i>(outdoor temperature, humidity outside, wind direction, wind speed, amount of precipitation, brightness)</i></p>	<p>no information available</p> <p>no</p> <p>1-2 parameters</p> <p>3-4 parameters</p> <p>5-6 parameters</p>
CLU III 7.7.1	<p>Detailed question: Efficient building management: Energy management - Documentation How is energy management implemented?</p>	<p>no information available</p> <p>there is no energy management</p> <p>documentation/ reporting on an annual basis</p> <p>documentation/ reporting on a monthly basis</p>
CLU III 7.7.2	<p>Detailed question: Efficient building management: Energy management - Analysis How is energy management implemented?</p>	<p>no information available</p> <p>there is no energy management</p> <p>analysis on an annual basis</p> <p>analysis on a monthly basis</p>

CLU III 7.7.3	<p>Detailed question: Efficient building management: Energy management - Optimisation How is energy management implemented?</p>	<p>no information available</p> <p>there is no energy management</p> <p>implementation of optimisation potentials on an annual basis</p> <p>implementation of optimisation potentials on a monthly basis</p>
CLU III 7.8	<p>Basic question: Tenant involvement Has there been any tenant involvement regarding sustainability issues in the current year?</p> <p><i>Info:</i> - Sustainability communication includes e.g. brochures, dashboards, posters or newsletters that include sustainability/ ESG aspects - Social media/ online communication aimed at tenants - Sustainability events can be private or public events that deal with a sustainability topic - A sustainability guide is a document that educates tenants about practical sustainability issues in the building</p>	<p>Asset class: office & retail</p> <p>no information available</p> <p>no</p> <p>sustainability communication in the building (e.g. brochures, newsletters, social media/ online channels or sustainability guide (e.g. as part of a user manual))</p> <p>tenant talks on sustainability</p> <p>events addressing sustainability issues or training of tenants</p> <p>Asset class: hotel & logistics</p> <p>no information available</p> <p>sustainability guide (e.g. as part of a user manual)</p> <p>tenant discussions on sustainability</p>
CLU III 7.9	<p>Basic question: Training measures Are service providers, for example through contractual obligations, continuously trained on environmental and sustainability issues in the building and instructed accordingly?</p>	<p>no information available</p> <p>no</p> <p>service providers were trained/ instructed in the current year</p>
CLU III 7.10	<p>Basic question: Contract Have environmental and/ or sustainability aspects for this property been explicitly included in the property management or facility management contract?</p> <p><i>e.g. environmentally friendly consumables and cleaning materials, energy management/ optimisation proposals</i></p>	<p>no information available</p> <p>no</p> <p>yes</p>
CLU III 7.11	<p>Basic question: Procurement Are environmental aspects taken into account in the selection process of services providers?</p>	<p>no information available</p> <p>no</p> <p>yes, there is an award process that assesses the quality of the service provider in accordance with environmental management systems</p> <p>yes, property managers and/ or facility managers are certified according to an environmental management system (e.g. EMAS, ISO 14.001)</p>
CLU III 7.12	<p>Basic question: Functional optimisation of the technical building systems (re-commissioning) Is there a regular (at least once a year) check of the adjustment of the technical building systems?</p>	<p>no information available</p> <p>no</p> <p>yes</p> <p>yes, the necessary documentation is also available (e.g. system description, operating instructions, operator's manual)</p>
CLU III 7.13	<p>Basic question: Green Leases - Coverage Are there any green leases as defined below? (according to materiality limit 80% of the space)</p> <p><i>Info:</i> Green leases based on ZIA specifications. Def. green lease: A green lease is a lease agreement geared to sustainability that is sustainability-oriented lease agreement which, due to its - flanked, if necessary, by the requirements of any existing certification of the property - the tenant to use the property as sustainably as possible and the landlord to manage the property as sustainably as possible. management of the property as sustainable as possible.</p> <p>A green lease therefore contains at least a regulation on the aspects listed below: - sustainable use and management of the sustainable use and management of the leased property during operation, - reduction of waste, consumption and emissions and - ecologically sound execution of maintenance modernisation and other construction measures</p>	<p>no information available</p> <p>no</p> <p>yes</p>
CLU III 7.14	<p>Basic question: Sustainability strategy Does the property have a sustainability strategy with targets and objectives for e.g. biodiversity, energy consumption, water consumption, waste management, social engagement at the property, including suggestions for improvement?</p> <p><i>Info:</i> A specific strategy should be drawn up for each property in order to optimise sustainability. Concrete or qualitative goals support the pursuit of objectives.</p>	<p>no information available</p> <p>yes, for at least 1 topic</p> <p>yes, for at least 2 topics</p> <p>yes, for 3 or more topics</p>
CLU III 7.15	<p>Basic question: IT support Are the building documents systematically recorded or is there an IT-based customer portal or service control centre for customer reports including an automated reporting process (e.g. automated reporting process via a user app including automated location and the possibility to post photos)?</p>	<p>no information available</p> <p>no</p> <p>yes, there is a computer-based customer portal or a service control centre for customer reports</p> <p>yes, there is a computer-based customer portal or a service control centre for customer reports, including an automated reporting process</p>
CLU III 7.16	<p>Basic question: Maintenance strategy How is the maintenance strategy aligned?</p>	<p>no information available</p> <p>no defined maintenance strategy</p> <p>focus on value preservation</p> <p>consideration of energy-optimising measures</p> <p>consideration of resource conservation</p> <p>consideration of CO2 reduction</p>