

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																													
0.8	Year of construction Please indicate the year of construction of the building.																													
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? <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 NEO*) What is the equipment quality of the building as defined by NEO? <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>additional lifts and emergency power</td> <td>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 walls, average materials</td> <td>curtain wall, high-quality materials (e.g. glass)</td> </tr> <tr> <td>floor 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> <i>Source: NEO</i>	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	additional lifts and emergency power	additional central building control and video surveillance	facade	punctuated facade, strip windows, simple materials (e.g. plaster)	strip windows, curtain walls, average materials	curtain wall, high-quality materials (e.g. glass)	floor 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?																													
0.16	IPMS2 INTERNATIONALE PROPERTY MEASUREMENT STANDARDS Area of building up to the relevant inner room boundary, subdivided into components																													

CLUSTER 1 Governance (fund / company level)			
Sustainability and Management within the Portfolio			
Goals and Measures			
<p>CLU 1.1.1 all asset types</p>	<p>Basic question: Is sustainability part of your (portfolio holder/owner) business strategy?</p>	<p>no information available no yes, targets for company level are defined € yes, targets for company level are defined (S) yes, targets for company level are defined (G)</p>	<p>Multiple Choice</p>
<p>CLU 1.1.2 all asset types</p>	<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>	<p>no information available no yes, targets in E yes, targets in S yes, targets in G</p>	<p>Multiple Choice</p>
<p>CLU 1.1.3 all asset types</p>	<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>	<p>no information available none Energy consumption (kWh/m²) CO2-Emissions Impact Investments* on SDG's (Sustainable Development Goals) Impact Investments* ecological Impact Investments* social Water consumption (m³/a) Waste generation (kg/m²) Percentage of certificates** Specifications from the sustainability data on the investment and refurbishment decisions</p>	<p>Multiple Choice</p>
<p>CLU 1.1.4 all asset types</p>	<p>Detailed question: Are these targets measured annually and are appropriate measures for target achievement derived from them?</p>	<p>no information available no yes</p>	<p>Single Choice</p>
<p>CLU 1.1.5 all asset types</p>	<p>Detailed question: Who is involved in achieving those goals?</p>	<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</p>	<p>Multiple Choice</p>
<p>CLU 1.1.6 all asset types</p>	<p>Detailed question: Is there a dedicated* risk assessment within the fund/ portfolio at property level?</p> <p><i>Info:</i> (e.g. risk factors such as property size in connection with emissions/ consumptions, etc.) *dedicated = consideration of individual risks with concrete derivation of potential damages</p>	<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</p>	<p>Multiple Choice</p>
<p>CLU 1.1.7 all asset types</p>	<p>Detailed question: Is there a strategy for analysing dedicated* climate risk considerations for the fund/ portfolio?</p> <p><i>Info:</i> (for physical climate risks, e.g. storm damage, floods, earthquakes, drought) *dedicated = consideration of individual risks with concrete derivation of potential losses</p>	<p>no information available no yes</p>	<p>Single Choice</p>

Control Instruments			
CLU 1.1.8 all asset types	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? <i>Info:</i> round to full amounts!	no information available 0 % 1 % to 49 % 50 % to 74 % 75 % to 100 %	Single Choice
CLU 1.1.9 all asset types	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? <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	no information available no yes, on a case-by-case basis yes, derived from the strategy (see CLU 1.1.2)	Single Choice
CLU 1.1.10 all asset types	Detailed question: For what percentage of the properties within the fund/ portfolio is the consumption data recorded with smart meters? <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	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	Single Choice
CLU 1.1.11 all asset types	Basic question: Are ESG requirements integrated into internal company policies and processes/ work instructions? <i>Info:</i> *complete = if all requirements for ESG are fulfilled in AM, PM and FM	no information available no partially yes, completely*	Single Choice
Exclusion Criteria			
CLU 1.1.12 all asset types	Basic question: Are ESG exclusion criteria defined for the portfolio? <i>Info:</i> (e.g. exclusion of child labour, arms deals, corruption, certain companies/ industries/ countries)	no information available no yes	Single Choice
CLU 1.1.13 all asset types	Detailed question: In which field are these ESG exclusion criteria taken into account?	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	Multiple Choice
Communication and Awareness			
Commitment			
CLU 1.2.1 all asset types	Basic question: Is there a clear organisational assignment of the ESG officer(s) in the company?	no information available no yes	Single Choice
CLU 1.2.2 all asset types	Detailed question: Does the company offer mandatory internal trainings on ESG-relevant topics for the ESG officer(s)?	no information available no yes	Single Choice
CLU 1.2.3 all asset types	Detailed question: Are ALL employees in the company regularly sensitised/ informed about projects on the topic of "ESG"? <i>Info:</i> (e.g. (sustainability) competitions, getting employees excited about the topic of "sustainability", etc.)	no information available no yes	Single Choice
CLU 1.2.4 all asset types	Detailed question: Is the company (or its employees) involved in ESG-relevant networks? <i>Info:</i> (e.g. ZIA, BVI, ICG, GEFMA, RICS, UN Initiative for Responsible Investment (UN PRI), etc.)	no information available no yes	Single Choice
CLU 1.2.5 all asset types	Detailed question: Are there any actions on social, cultural or ecological issues at the local company level? <i>Info:</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)	no information available no yes	Single Choice
Communication			
CLU 1.2.6 all asset types	Basic question: To which addressees are ESG issues regularly communicated?	no information available none employees building users stakeholders/ investors	Multiple Choice
CLU 1.2.7 all asset types	Detailed question: At what intervals are employees informed about ESG issues?	no information available not at all annually several times per year	Single Choice
External Quality Assurance			
Environmental Management System			
CLU 1.3.1 all asset types	Basic question: Is the company certified according to the international environmental management system ISO 14001 or EMAS or similar?	no information available no yes	Single Choice
Sustainability Report			
CLU 1.3.2 all asset types	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? <i>Info:</i> yes, accepted by auditor	no information available no yes yes, accepted by auditor	Single Choice
Green Building Certificates			
CLU 1.3.3 all asset types	Basic question: Are building certificates (DGNB, BREEAM, LEED, GEFMA 160, etc.) used for external quality assurance? <i>Info:</i> Number of total portfolio/ fund (existing, new construction and also certification projects in process)	no information available no yes, < 33 % of the buildings yes, 33 % - 66 % of the buildings yes, > 66 % of the buildings	Single Choice

CLUSTER II Consumption & Emissions (quantitative)			
Recording and Analysis of Consumption Data, CO2 and Waste Generation			
Final Energy Consumption			
<p>CLU II 1.1 all asset types</p>	<p>Basic question: Is the consumption data for heat completely (at least 95 %) available?</p> <p><i>Info:</i> - total: tenant & general - 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 yes, complete (at least 95%)</p>	Single Choice
<p>CLU II 1.2 all asset types</p>	<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>	Single Choice
<p>CLU II 1.3 all asset types</p>	<p>Basic question: Is the consumption data for district cooling completely (at least 95 %) available?</p> <p><i>Info:</i> - total: tenant & general - 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 yes, complete (at least 95%)</p>	Single Choice
<p>CLU II 1.4 all asset types</p>	<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>	Single Choice
<p>CLU II 1.5 all asset types</p>	<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 yes, complete incl. all tenant consumptions</p>	Single Choice
<p>CLU II 1.6 all asset types</p>	<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>	Single Choice

<p>CLU II 1.7 Question only applies to: Hotel, Logistics, Office</p>	<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>Info: 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). Not the values of the EnEV or primary energy consumption.</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: 127,79 kWh/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.7 Question only applies to: Residential, Care real estate, Social real estate</p>	<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>Info: 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). Not the values of the EnEV or primary energy consumption.</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: 77,23 kWh/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.7 Question only applies to: Retail High Street, Local suppliers, Retail parks, Shopping center</p>	<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>Info: 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). Not the values of the EnEV or primary energy consumption.</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: 211,07 kWh/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.8 all asset types</p>	<p>Basic question: Please state your primary energy demand (kWh/m²a)</p> <p>Info: 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, LPG 1.1 / hard coal, lignite 1.1 / wood 0.2 / electricity 2.7). The primary energy demand is the product of the final energy demand of the respective energy carrier and the primary energy factor. Formula: $QP = (Qh + Qtw) \cdot ep$ (according to DIN 4701-10) QP - primary energy demand Qh - Heating demand, annual heating demand Qtw - heat demand for hot water ep - Effort factor</p>		<p>Value question</p>
<p>CLU II 1.9 a (T) all asset types</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>Info: 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). [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 does not apply (building constructed by 31.12.2020 and/or more than 5,000 m² usable floor space) no yes</p>	<p>Single Choice</p>
<p>CLU II 1.9 b (T) all asset types</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>Info: 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. 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? 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 does not apply (building constructed by 31.12.2020 and/ or usable floor space is less than/ equal to 5,000 m²) no yes</p>	<p>Single Choice</p>
<p>CLU II 1.10 (T) all asset types</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>Info: 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, and differentiating at least between residential and non-residential buildings.</p>	<p>no information available does not apply (building constructed as of 01.01.2021) no yes</p>	<p>Single Choice</p>

CO2-Emissions		
<p>CLU II 1.11 Question only applies to: Hotel, Logistics, Office</p>	<p>Basic question: What are the CO2 emissions (kg CO2e/m²a) linked to the final energy consumption per year of the property?</p> <p><i>Note:</i> 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 CREM 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. The average value is: 38,58 kg CO2e/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>
<p>CLU II 1.11 Question only applies to: Retail High Street, Local suppliers, Retail parks, Shopping center</p>	<p>Basic question: What are the CO2 emissions (kg CO2e/m²a) linked to the final energy consumption per year of the property?</p> <p><i>Note:</i> 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 CREM 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. The average value is: 51,17 kg CO2e/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>
<p>CLU II 1.11 Question only applies to: Residential, Care real estate, Social real estate</p>	<p>Basic question: What are the CO2 emissions (kg CO2e/m²a) linked to the final energy consumption per year of the property?</p> <p><i>Note:</i> 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 CREM 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. The average value is: 22,99 kg CO2e/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>

Water Consumption			
<p>CLU II 1.12 all asset types</p>	<p>Basic question: Is the water consumption data complete?</p>	<p>no information available not available partially extrapolated yes, complete</p>	<p>Single Choice</p>
<p>CLU II 1.13 all asset types</p>	<p>Basic question: At what intervals is the data collected?</p>	<p>no information available annually quarterly monthly daily</p>	<p>Single Choice</p>
<p>CLU II 1.14 <i>Question only applies to:</i> Hotel, Logistics, Office</p>	<p>Basic question: What is the annual water consumption (m³/m²a) of the entire building?</p> <p><i>Info:</i> Area definition = entire building; Reference to calculation period = for the previous year</p> <p><i>Please note:</i> The average value of the last survey is given as a comparison value. The average value is: 0.43 m³/m²a)</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.14 <i>Question only applies to:</i> Retail High Street, Local suppliers, Retail parks, Shopping center</p>	<p>Basic question: What is the annual water consumption (m³/m²a) of the entire building?</p> <p><i>Info:</i> Area definition = entire building; Reference to calculation period = for the previous year</p> <p><i>Please note:</i> The average value of the last survey is given as a comparison value. The average value is: 0.47 m³/m²a)</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.14 <i>Question only applies to:</i> Residential, Care real estate, Social real estate</p>	<p>Basic question: What is the annual water consumption (m³/m²a) of the entire building?</p> <p><i>Info:</i> Area definition = entire building; Reference to calculation period = for the previous year</p> <p><i>Please note:</i> The average value of the last survey is given as a comparison value. The average value is: 0.98 m³/m²a)</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>

Waste Generation			
<p>CLU II 1.15 all asset types</p>	<p>Basic question: Are the actual waste quantities available in full? (Residual waste and recycled waste)</p> <p>Info: 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 quantity determination on the basis of waste: containers and number of empties</p>	<p>Single Choice</p>
<p>CLU II 1.16 <i>Question only applies to:</i> Hotel, Logistics, Office</p>	<p>Basic question: What is the annual waste volume (kg/m²a) of the entire building for residual waste and recyclable waste?</p> <p>Info: 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. The average value is: 4.93 kg/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.16 <i>Question only applies to:</i> Retail High Street, Local suppliers, Retail parks, Shopping center</p>	<p>Basic question: What is the annual waste volume (kg/m²a) of the entire building for residual waste and recyclable waste?</p> <p>Info: 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. The average value is: 5.24 kg/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.16 <i>Question only applies to:</i> Residential, Care real estate, Social real estate</p>	<p>Basic question: What is the annual waste volume (kg/m²a) of the entire building for residual waste and recyclable waste?</p> <p>Info: 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. The average value is: 4.05 kg/m²a.</p>	<p>no information available > -35 % below the average -26 % - -35 % below the average -16 % - -25 % below the average -6 % - -15% below the average +5 % - -5 % according to the average 6 % - 15 % above the average 16 % - 25 % above the average 26 % - 35 % above the average > 35 % above the average</p>	<p>Value question</p>

Valuation Energy Consumption and CO2 "Paris-ready" Energy Consumption & CO2-Emissions			
<p>CLU II 2.1 Energy consumption all asset types</p>	<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>Info: 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. *CRREM - Carbon Risk Real Estate Monitor</p>	<p>no information available Deviation from DC path ≤ 0 % Deviation from DC path 0 % - 4 % Deviation from DC path 5 % - 9 % Deviation from DC path 10 % - 14 % Deviation from DC path 15 % - 19 % Deviation from DC path 20 % - 29 % Deviation from DC path > 30 %</p>	<p>Autom. response through CRREM calculation</p>
<p>CLU II 2.1 CO2 emissions all asset types</p>	<p>Basic question: Is the object on the EU decarbonisation pathway (or responsible country) with regard to its final CO2 emissions in the year under consideration?</p> <p>Info: 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. *CRREM - Carbon Risk Real Estate Monitor</p>	<p>no information available Deviation from DC path ≤ 0 % Deviation from DC path 0 % - 4 % Deviation from DC path 5 % - 9 % Deviation from DC path 10 % - 14 % Deviation from DC path 15 % - 19 % Deviation from DC path 20 % - 29 % Deviation from DC path > 30 %</p>	<p>Autom. response through CRREM calculation</p>
<p>CLU II 2.2 Energy consumption all asset types</p>	<p>Basic question: In which year will the object no longer be on the decarbonisation path in terms of its final energy consumption?</p> <p>Info: 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. *CRREM - Carbon Risk Real Estate Monitor</p>	<p>no information available < -3 years -2 years -1 year 0 years 1 year 2 years > 3 years</p>	<p>Autom. response through CRREM calculation</p>
<p>CLU II 2.2 CO2 emissions all asset types</p>	<p>Basic question: In which year will the object no longer be on the decarbonisation path in terms of its final CO2 emissions?</p> <p>Info: 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. *CRREM - Carbon Risk Real Estate Monitor</p>	<p>no information available < -3 years -2 years -1 year 0 years 1 year 2 years > 3 years</p>	<p>Autom. response through CRREM calculation</p>

CLUSTER III Asset Check (qualitative)			
Building Automation			
<p>CLU III 1.1 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p> <p><i>Info:</i> "e.g.: large data centres, large kitchens (no tea kitchens or similar), laboratory areas"</p>	<p>no information available none ventilation systems refrigeration systems district cooling lighting heating systems special consumers* water</p>	Multiple Choice
<p>CLU III 1.1 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p> <p><i>Info:</i> "Definition: special consumers are separate types of use within the actual type of use being recorded. They also exist on their own, e.g. a commercial kitchen"</p>	<p>no information available none ventilation systems with separate consumption measurement refrigeration systems with separate consumption measurement general electricity consumers (lighting, garden management, etc.) heating systems special consumers* e-charging stations water lifts and lift control</p>	Multiple Choice
<p>CLU III 1.1 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none ventilation systems refrigeration systems electricity lighting heating systems special consumers water</p>	Multiple Choice
<p>CLU III 1.1 <i>Question only applies to:</i> Local suppliers</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none ventilation systems / none present refrigeration systems / none present refrigeration systems ready to plug in (freezers) lighting refrigeration systems as interconnected systems heating systems special consumers water</p>	Multiple Choice
<p>CLU III 1.1.1 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below ventilation systems - completely ventilation systems - partially</p>	Single Choice
<p>CLU III 1.1.2 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below refrigeration systems - completely refrigeration systems - partially</p>	Single Choice
<p>CLU III 1.1.3 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below refrigeration systems ready to plug in (freezers) - completely refrigeration systems ready to plug in (freezers) - partially</p>	Single Choice
<p>CLU III 1.1.4 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below refrigeration systems as interconnected systems - completely refrigeration systems as interconnected systems - partially</p>	Single Choice
<p>CLU III 1.1.5 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below lighting - completely lighting - partially</p>	Single Choice
<p>CLU III 1.1.6 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below heating systems - completely heating systems - partially</p>	Single Choice
<p>CLU III 1.1.7 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below special consumers - completely special consumers - partially</p>	Single Choice
<p>CLU III 1.1.8 <i>Question only applies to:</i> Retail parks, Shopping Center</p>	<p>Basic question: Consumption/ data recording Which facility groups are equipped with separate consumption measurement?</p>	<p>no information available none of the options below water - completely water - partially</p>	Single Choice

<p>CLU III 1.2 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Shopping Center</p>	<p>Detailed question: Smart metering Which consumption is recorded with smart metering systems/ smart meters?</p>	<p>no information available none general electricity cooling water heating</p>	<p>Multiple Choice</p>
<p>CLU III 1.2 <i>Question only applies to:</i> Residential</p>	<p>Detailed question: Smart metering Which consumption is recorded with smart metering systems/ smart meters*? <i>Info:</i> *also remote reading and digital transmission of data for further processing and evaluation</p>	<p>no information available none renewable energies (pv) general electricity cooling tenant electricity water heating</p>	<p>Multiple Choice</p>
<p>CLU III 1.2 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Detailed question: Smart metering Which consumption is recorded with smart metering systems/ smart meters?</p>	<p>no information available none electricity (or general electricity, if applicable) cooling water heating</p>	<p>Multiple Choice</p>
<p>CLU III 1.3 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office</p>	<p>Basic question: Control/ regulation Which system groups are controlled digitally (MSR/ DDC with BMS)?</p>	<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</p>	<p>Multiple Choice</p>
<p>CLU III 1.3 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Control/ regulation Which system groups are controlled digitally (MSR/ DDC with BMS)?</p>	<p>no information available none heating lifts and lift control cooling lighting: presence/ motion sensors lighting: daylight sensors innovative solution</p>	<p>Multiple Choice</p>
<p>CLU III 1.3 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Control/ regulation Which system groups are controlled digitally (MSR/ DDC with BMS)?</p>	<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 swimming pool lighting: presence/ motion sensors lighting: daylight sensors innovative solution</p>	<p>Multiple Choice</p>
<p>CLU III 1.3 <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Control/ regulation Which system groups are controlled digitally (MSR/ DDC with BMS)?</p>	<p>no information available none HVAC systems/ installations if necessary with air humidification system heating cooling lighting ventilation systems sun protection control conveying technology lighting: presence/ motion sensors lighting: daylight sensors peak-load limiter</p>	<p>Multiple Choice</p>
<p>CLU III 1.3 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Control/ regulation Which system groups are controlled digitally (MSR/ DDC with BMS)?</p>	<p>no information available none HVAC systems heating cooling lighting ventilation systems sun protection control conveying technology lighting: presence/ motion sensors lighting: daylight sensors peak-load limiter partial air conditioning</p>	<p>Multiple Choice</p>

Shell & Technology			
<p>CLU III 2.1 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Façade Which of the following attributes are fulfilled by the façade components?</p>	<p>no information available none of the options below average transmission coefficients opaque components $\leq 0.43 \text{ W/m}^2\text{K}$ average transmission coefficients of transparent components $\leq 2.4 \text{ W/m}^2\text{K}$</p>	Multiple Choice
<p>CLU III 2.2 Question only applies to: Residential, Local suppliers, Retail parks</p>	<p>Basic question: Building materials What materials is the roof mainly made of?</p>	<p>no information available foil, bitumen sheeting or similar plastics (polyolefin sealing membranes) or similar (concrete) roof tiles, fibre cement, metal roofing, or similar clay tiles, slate, thatch, reed or similar</p>	Single Choice
<p>CLU III 2.2 Question only applies to: Shopping Center</p>	<p>Basic question: Building materials What materials is the roof mainly made of?</p>	<p>no information available bituminous sheeting, asphalt (parking deck) foil, glass, or similar extensive greening intensive greening clay tiles or plastics (polyolefin waterproofing membranes) or similar (concrete) roof tiles, fibre cement, metal roofing, slate, thatch, reed or similar</p>	Single Choice
<p>CLU III 2.3 Question only applies to: Residential, Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Building materials What material is the insulation mainly made of?</p>	<p>no information available mineral fibre (glass wool/rock wool) or conventional organic/synthetic insulation materials, e.g.: polyester fibre, polystyrene, polyurethane, resol rigid foam, styrofoam, styrodur insulation materials based on mineral raw materials, e.g.: expanded clay/expanded shale, glass foam granulate, perlite ecological insulating materials made from renewable raw materials, e.g.: flax, granulated grain, hemp, wood fibre, wood chips, wood wool lightweight boards, sheep's wool, straw, cellulose or the following insulating materials: mineral foam, reed, coconut, cork</p>	Single Choice
<p>CLU III 2.4 Question only applies to: Residential, Local suppliers, Retail parks</p>	<p>Basic question: Building materials What material is the façade/cladding predominantly made of?</p>	<p>no information available synthetic resin plaster, plastic plaster, plastic facade panels, silicone resin plaster, silicate plaster, building adhesive/embedding mortar (organic) or similar cladding wood and comparable materials OR facing stone, facing clinker or natural stone, loam rendering double or triple glazing (glass facades) mineral plaster, cement plaster, thermal insulation plaster, building adhesive/embedding mortar (mineral), gypsum/lime plaster, gypsum/white plaster, lime/cement plaster, sump lime plaster or similar</p>	Single Choice
<p>CLU III 2.4 Question only applies to: Shopping Center</p>	<p>Basic question: Building materials What material is the façade/cladding predominantly made of? <i>Info:</i> In the case of a convention, these requirements must be both contractually agreed and checked and documented in the construction process; the documentation must be kept at least until the materials are replaced.</p>	<p>no information available synthetic resin plaster, plastic plaster, plastic facade panels, silicone resin plaster, silicate plaster, building adhesive/embedding mortar (organic) or similar mineral plaster, cement plaster, thermal insulation plaster (EPS), building adhesive/embedding mortar (mineral), gypsum/lime plaster, gypsum/white plaster, lime/cement plaster, sump lime plaster or similar cladding wood and comparable materials OR facing stone, facing clinker or natural stone, loam rendering</p>	Single Choice
<p>CLU III 2.5 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Building materials What material are the sewage pipes made of?</p>	<p>no information available predominantly soft PVC pipes (e.g. PVC-P), fibre cement pipes predominantly polyethylene pipes, polypropylene pipes, hard PVC pipes (e.g. PVC-U), asbestos-free fibre cement pipes, stainless steel pipes mainly cast iron pipes (pig iron, scrap)</p>	Single Choice
<p>CLU III 2.6 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Building materials What materials are the fresh water pipes made of?</p>	<p>no information available use of materials susceptible to corrosion (e.g. galvanised steel pipes) and/or lead pipes exclusive use of corrosion-free materials (certification according to DIN-DVGW or equivalent) partial use of corrosion-free materials such as copper, stainless steel, plastic, plastic composite systems or multi-layer metal composite materials (certification according to DIN-DVGW or equivalent)</p>	Single Choice
<p>CLU III 2.7 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Building materials What materials are the indoor floor coverings made of?</p>	<p>no information available Predominantly (over 75%) environmentally hazardous coverings installed. (e.g.: PVC, polyfoam, rubber, textile coverings without GuT seal, wood/cork (with thickness < 4mm and / or glued and / or without FSC seal) Predominantly (over 75%) non-environmentally harmful floor coverings installed (e.g.: Stone floor coverings, linoleum, textile coverings with GuT seal, wood/cork (with thickness > 4mm, floating and FSC seal).</p>	Single Choice

<p>CLU III 2.8 Question only applies to: Residential, Local suppliers, Retail parks</p>	<p>Basic question: Building materials What materials are the outdoor floor coverings made of?</p>	<p>no information available predominantly local natural stone, ashlar or FSC-certified wood no external area available (border development) predominantly concrete wood-plastic composites (WPC) or wood from non-European imports predominantly imported natural stone or local non-FSC-certified wood</p>	<p>Single Choice</p>
<p>CLU III 2.9 (T) all asset types</p>	<p>Basic question: Building technology (T - DNISH) Is it ensured that in the event of a conversion or tenant fit-out, materials are (largely) free of harmful substances? <i>Info:</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>Info:</i> The following materials meet the criteria: - 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. O-filler), primer coatings (e.g. bonding & depth primer), dust-binding floor paint, concrete protection (emission-, solvent- & plasticiser-free (ELF) according to Vol. (e 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)</p>	<p>no information available No, not until now Yes, at least 4 measures are listed Yes, 5- 6 measures are listed Yes, all measures are listed</p>	<p>Single Choice</p>
<p>CLU III 2.10.1 Question only applies to: Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	<p>no information available none of the options listed below electricity heating heating oil natural gas central biomass heating system (on the basis of wood pellets, wood chips or logs)</p>	<p>Single Choice</p>
<p>CLU III 2.10.2 Question only applies to: Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	<p>no information available none of the options listed below district heating with a primary energy factor > 0.7 district heating with a primary energy factor ≤ 0.7</p>	<p>Single Choice</p>
<p>CLU III 2.10.3 Question only applies to: Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	<p>no information available none of the options listed below geothermal energy (geothermal probes / wells, e.g. in combination with heat pump) geothermal energy (surface water from watercourses, e.g. in conjunction with a heat pump)</p>	<p>Single Choice</p>
<p>CLU III 2.10.4 Question only applies to: Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	<p>no information available none of the options listed below heat pump (brine-water, air-water or water-water) heat pump powered by green electricity (brine-water, air-water or water-water)</p>	<p>Single Choice</p>
<p>CLU III 2.10.5 Question only applies to: Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	<p>no information available none of the options listed below combined heat and power plant operated with natural gas combined heat and power plant operated with biogas (CO2 neutral) combined heat and power plant operated with diesel combined heat and power plant with bio-oil (e.g. rapeseed) (CO2 neutral)</p>	<p>Single Choice</p>
<p>CLU III 2.10.6 Question only applies to: Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Basic question: Heating (hot water) Which type of heat generation is predominantly used for heating?</p>	<p>no information available none of the options listed below solar collectors</p>	<p>Single Choice</p>

<p>CLU III 2.11 all asset types</p>	<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>Info:</i> Please estimate the percentage share.</p>	<p>no information available 0% up to 50 % > 50 %</p>	<p>Single Choice</p>
<p>CLU III 2.12 <i>Question only applies to:</i> Hotels, Retail High Street, Logistics, Office, Residential, Local suppliers, Retail parks, Care real estate, Social real estate</p>	<p>Detailed question: Ventilation How is the building mainly ventilated?</p>	<p>no information available mechanical ventilation is provided by efficient types, such as heat recovery, EC technology, etc. other, conventional types (classic window ventilation/ operable windows/ forced ventilation) natural ventilation is integrated via component or façade openings</p>	<p>Single Choice</p>
<p>CLU III 2.12 <i>Question only applies to:</i> Shopping Center</p>	<p>Detailed question: Ventilation How is the building mainly ventilated?</p>	<p>no information available all ventilation and air-conditioning systems with more than 4000m³/h are equipped with heat recovery all ventilation and air-conditioning systems (RLT) with more than 4000m³/h with efficiency drives in accordance with the RAL quality guideline or equivalent demand-oriented speed control via frequency converter available natural ventilation of the mall via façade openings CO2 and temperature-controlled free ventilation and night-time cooling controlled, automatic ventilation control</p>	<p>Single Choice</p>
<p>CLU III 2.13 <i>Question only applies to:</i> Hotels, Retail High Street, Logistics, Office, Residential, Local suppliers, Retail parks</p>	<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>	<p>Multiple Choice</p>
<p>CLU III 2.13 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<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 the cooled area is less than 10 % of the total area (e.g. only server room) transfer to the rental areas takes place e.g. through building component activation or chilled ceilings</p>	<p>Multiple Choice</p>
<p>CLU III 2.13 <i>Question only applies to:</i> Shopping Center</p>	<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 free cooling operation via direct use of outside air adiabatic pre-cooling in the air handling units</p>	<p>Multiple Choice</p>
<p>CLU III 2.14 all asset types</p>	<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>Info:</i> Please estimate the percentage</p>	<p>no information available 0% > 0 % to < 15 % > 15 %</p>	<p>Single Choice</p>
<p>CLU III 2.15 <i>Question only applies to:</i> Hotels, Retail High Street, Logistics, Office, Residential, Local suppliers, Retail parks</p>	<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>	<p>Single Choice</p>
<p>CLU III 2.15 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Green electricity Does the property use green electricity?</p>	<p>no information available no, no green electricity is purchased yes, 100% green electricity is purchased</p>	<p>Single Choice</p>
<p>CLU III 2.15 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Regenerative electricity Which of the following statements regarding renewable electricity* can be agreed with? <i>Info:</i> *Purchase of green electricity: green electricity tariff of an electricity supplier or pure green electricity (supplier/tariff with recognised label and expansion guarantee: min. 50% regenerative share, max. 50% from CHP with natural gas or RE and with min. 70% annual utilisation rate); RECS certificates (European or American/International) are sufficient as proof of green electricity.*</p>	<p>no information available common areas and/ or rental areas < 10 % purchase of green electricity (90% renewable energy / green electricity) power generation at the site electricity storage at the site/ consumption at the site grid efficiency available</p>	<p>Multiple Choice</p>
<p>CLU III 2.16 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Energy consumption saving What is the saving of energy consumption in percent compared to the reference value 100%?</p>	<p>no information available no "KfW"- standard or comparable standard 60% less energy consumption (KfW 40 or equivalent) better than passive house standard reference house (KfW 100 or equivalent) 15% less energy consumption (KfW 85 or equivalent) 45% less energy consumption (KfW 55 or equivalent) 45% less energy consumption + 100% from renewable energies (KfW 55 EE or equivalent) complies with passive house standard (KfW 40+ or equivalent)</p>	<p>Single Choice</p>
<p>CLU III 2.17 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Lighting standard in the common areas* How is the lighting equipped/ designed? <i>Info:</i> *no shops</p>	<p>no information available the mall lighting is equipped with LED technology the lighting control is designed to be dimmable</p>	<p>Multiple Choice</p>
<p>CLU III 2.18 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Energy certificate Is a valid energy certificate according to GEG Part 5 or equivalent available?</p>	<p>no information available no yes</p>	<p>Single Choice</p>

Resources			
<p>CLU III 3.1 all asset types</p>	<p>Basic question: Fossil fuels Is the building or parts of the building used for the extraction, storage, transport or processing of fossil fuels?</p> <p>Info: (petrol stations, market value of petrol stations must be considered separately)</p> <p>- Note: PAI criteria</p>	<p>no information available yes no</p>	Single Choice
<p>CLU III 3.2 all asset types</p>	<p>Basic question: Biodiversity Have there been any greening setbacks in the last 12 months?</p>	<p>no information available yes no</p>	Single Choice
<p>CLU III 3.3 all asset types</p>	<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>	Multiple Choice
<p>CLU III 3.4 all asset types</p>	<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>	Multiple Choice
<p>CLU III 3.5 (T) all asset types</p>	<p>Basic question: Fittings Are water-saving fittings (T - DNSH) available (flow rate according to taxonomy)?</p>	<p>no information available yes no</p>	Single Choice
<p>CLU III 3.6 Question only applies to: Hotel, Logistics, Office, Residential, Local suppliers, Retail parks, Care real estate, Social real estate</p>	<p>Basic question: Waste Which of the following statements regarding waste as a resource can be agreed upon?</p>	<p>no information available none Waste is disposed of separately The disposal routes for each fraction, including quantities, are recorded A disposal concept including optimisation of waste quantities and disposal routes has been implemented</p>	Multiple Choice
<p>CLU III 3.6 Question only applies to: Retail High Street</p>	<p>Basic question: Waste Which of the following statements regarding waste as a resource can be agreed upon?</p>	<p>no information available none offsetting does take place vis-à-vis producers</p>	Single Choice
<p>CLU III 3.7 all asset types</p>	<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>	Single Choice
<p>CLU III 3.8 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Land use Which statements regarding land use and recycling can be agreed with?</p>	<p>no information available the site was pre-used (brownfield or revitalisation or replacement new building) site is located within built-up settlement contexts (insertion) compensatory measures for sealing through roof, façade and car park greening high proportion (>50%) of residents in the area <10 min driving radius</p>	Multiple Choice

User comfort			
<p>CLU III 4.1 <i>Question only applies to:</i> Office</p>	<p>Basic question: Climate comfort in the workplace: temperature, fresh air/ ventilation, humidification Which facilities for individual control are predominantly available?</p>	<p>no information available none area control of the temperature room temperature control fresh air supply controllable via supply air rate control, frequency converter, CO2 control HVAC system fresh air supply controllable via openable windows regulation of ventilation via CO2 control/ sensors</p>	Multiple Choice
<p>CLU III 4.1 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Climate comfort: temperature, fresh air/ ventilation, humidification Which facilities for individual control are predominantly available?</p>	<p>no information available none area control of the temperature room temperature control ventilation system according to standard / energy and ventilation concept, automatically controlled (forced ventilation) fresh air supply controllable via openable windows ventilation system according to standard / energy and ventilation concept, individually controllable</p>	Multiple Choice
<p>CLU III 4.1 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Climate comfort at the workplace/ in the living area: temperature, fresh air/ ventilation, air humidification Which facilities for individual control are predominantly available?</p>	<p>no information available none area control of the temperature room temperature control fresh air supply controllable via supply air rate control, frequency converter, CO2 control HVAC system fresh air supply controllable via openable windows regulation of ventilation via CO2 control/ sensors</p>	Multiple Choice
<p>CLU III 4.2 <i>Question only applies to:</i> Office</p>	<p>Basic question: Glare protection at the workplace Are the workplaces equipped with individually controllable (internal) glare protection?</p>	<p>no information available no yes, at least 50 % of the workplaces yes, all workplaces</p>	Single Choice
<p>CLU III 4.2 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Glare protection/sun protection - Alignment Which window areas are equipped with individually controllable glare protection/sun protection?</p>	<p>no information available none yes, the windows facing east yes, the windows facing north at least 80 % of the attic windows (regardless of orientation) yes, the windows facing south yes, the windows facing west</p>	Multiple Choice
<p>CLU III 4.2b <i>Question only applies to:</i> Residential</p>	<p>Basic question: Glare protection/sun protection - equipment Which individually controllable glare protection/sun protection is predominantly installed?</p>	<p>no information available none window - internal glare protection windows - external sun protection (roller shutters) terraces/ balconies - awning or structural sun protection (roofing)</p>	Multiple Choice
<p>CLU III 4.2.1 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Glare protection at the workplace/ in the living area Are the workplaces or the living area equipped with individually controllable interior glare protection?</p>	<p>no information available no yes, at least 50% of the area yes, the entire area</p>	Single Choice
<p>CLU III 4.2.2 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Sun protection Are the window surfaces equipped with individually controllable sun protection?</p>	<p>no information available no yes, at least 50% of the area yes, the entire area</p>	Single Choice
<p>CLU III 4.3a <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Residential, Social real estate</p>	<p>Basic question: Barrier-free (equipment) Is the building basically equipped and accessible without barriers?</p> <p><i>Info:</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). ** ISO 21542:2021 (Building construction - Accessibility and usability of the built environment)/ DIN 18040 or equal</p>	<p>no information available no, the building is not barrier-free or accessible without barriers no, but all rooms are accessible* no, but some of the rooms are accessible* yes, all rooms are barrier-free according to applicable standard** yes, some of the rooms are barrier-free according to applicable standard** yes, all rooms are barrier-free according to applicable standard** and wheelchair-accessible yes, some of the rooms are barrier-free according to applicable standard** and wheelchair-accessible</p>	Single Choice
<p>CLU III 4.3a <i>Question only applies to:</i> Care real estate</p>	<p>Basic question: Barrier-free (equipment) Is the building basically equipped and accessible without barriers?</p> <p><i>Info:</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). ** ISO 21542:2021 (Building construction - Accessibility and usability of the built environment)/ DIN 18040 or equal</p>	<p>no information available no, the building is not barrier-free or accessible without barriers yes, all rooms are barrier-free according to applicable standard** yes, some of the rooms are barrier-free according to applicable standard** yes, all rooms are barrier-free according to applicable standard** and wheelchair-accessible yes, some of the rooms are barrier-free according to applicable standard** and wheelchair-accessible</p>	Single Choice

<p>CLU III 4.3a <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Barrier-free (equipment) Is the building basically equipped and accessible without barriers?</p>	<p>no information available no WC for disabled persons available to a reasonable extent and accessible (Euro key DIN ISO 9001) automatic doors at entrances to rental areas (not for the logistics areas) automatic doors at entrances to the building orientation system and lifts in "multi-sense principle" available (Braille, announcements, etc.) lift access wheelchair accessible (min. 90cm opening width) parking spaces for disabled persons</p>	<p>Multiple Choice</p>
<p>CLU III 4.3b <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Residential, Social real estate</p>	<p>Basic question: Barrier-free (accessibility) Is the building basically accessible without barriers?</p>	<p>no information available no, the building is not barrier-free accessible threshold-free access from the car park to the building incl. automatic doors yes, threshold-free and at least 90cm wide access to the building available Low-barrier access to the building (surmountable threshold/ramp) Automatic doors at main entrances to the building (mostly via push-buttons)</p>	<p>Multiple Choice</p>
<p>CLU III 4.3b <i>Question only applies to:</i> Care real estate</p>	<p>Basic question: Barrier-free (accessibility) Is the building basically accessible without barriers?</p>	<p>no information available no, the building is not barrier-free accessible Automatic doors at main entrances to the building (mostly via push-buttons)</p>	<p>Single Choice</p>
<p>CLU III 4.3b <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Barrier-free (accessibility) Is the building basically accessible without barriers?</p>	<p>no information available no, the building is not barrier-free accessible barrier-free access from the car park to the building available barrier-free access for pedestrians, cyclists, prams from the public access road to the building available safe paths (fall protection on stairs, few obstacles)</p>	<p>Multiple Choice</p>
<p>CLU III 4.3 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Barrier-free (accessibility) Is the building basically accessible without barriers (main entrance)?</p>	<p>no information available no barrier-free access to the building available barrier-free access from the car park to the building available barrier-free access for pedestrians, cyclists, prams from the public access road to the building available safe paths (fall protection on stairs, few obstacles)</p>	<p>Multiple Choice</p>
<p>CLU III 4.4 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office</p>	<p>Basic question: Security in/ at the building What security features does the building offer?</p>	<p>no information available none building structure/ floor plans (clarity, visibility, lighting) building surveillance (video, doorman, intercoms, etc.) access control (chips, cards, barriers, locks, etc.) telecommunications infrastructure (e.g. emergency call systems, connectivity throughout the building)</p>	<p>Multiple Choice</p>
<p>CLU III 4.4 <i>Question only applies to:</i> Care real estate</p>	<p>Basic question: Security in/ at the building What security features does the building offer?</p>	<p>no information available none building structure/ floor plans (clarity, visibility, lighting) building surveillance (reception) access control (chips, cards, barriers, locks, etc.) telecommunications infrastructure beyond the legal requirements (e.g. emergency call systems, connectivity throughout the building)</p>	<p>Multiple Choice</p>
<p>CLU III 4.4 <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Security in/ at the building What security features does the building offer?</p>	<p>no information available none detrifillator building structure/ floor plans (clarity, visibility) comfort (short distances, lighting) waymarking/ orientation marking (WCs/ walkway marking) video surveillance compliant with data protection (bicycle parking spaces / family parking spaces / women's parking spaces)</p>	<p>Multiple Choice</p>
<p>CLU III 4.5 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Residential, Local suppliers, Retail parks, Shopping Center</p>	<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 none electric charging station for < 5 % of the parking spaces for bicycles or e-scooters (min. 1) electric charging station for > 5 % of the parking spaces for bicycles or e-scooters</p>	<p>Single Choice</p>
<p>CLU III 4.5 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Promotion of electric-powered vehicles through electric charging stations - e-bikes, e-scooters & e-wheelchairs Are electric charging stations available on the property or in the building?</p>	<p>no information available none electric charging station for < 5 % of the parking spaces for bicycles and/or e-scooters and/or e-wheelchairs (min. 1) electric charging station for > 5 % of the parking spaces for bicycles, e-scooters or e-wheelchairs</p>	<p>Single Choice</p>
<p>CLU III 4.6 <i>all asset types</i></p>	<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 none electric charging station for < 5 % of total car parking spaces (min. 1) electric charging station for > 5 % of the total car parking spaces</p>	<p>Single Choice</p>
<p>CLU III 4.7 <i>Question only applies to:</i> Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Fast charging points What type of charging infrastructure do you have installed in your building or on your property?</p>	<p>no information available none AC only AC & DC (mixed use) DC only</p>	<p>Single Choice</p>
<p>CLU III 4.8 <i>Question only applies to:</i> Retail High Street, Logistics, Office</p>	<p>Basic question: Alternative Mobility What facilities are available for cyclists?</p>	<p>no information available none adequate number of bicycle parking spaces (spaces per sqm of floor space) bicycle parking spaces protected from the weather secure bicycle parking spaces (lockable bicycle room or lockable boxes, etc.) changing rooms or lockers, if necessary showers that can be used by all tenants of the property</p>	<p>Multiple Choice</p>

<p>CLU III 4.8 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Alternative Mobility What facilities are available for cyclists?</p>	<p>no information available none sufficient bicycle parking spaces (at least one space per flat) with fixed storage and roofing are provided there are some bicycle parking spaces (at least one space for every second flat) incl. fixed storage facility secure bicycle parking spaces (lockable bicycle room or lockable boxes, etc.) there are some bicycle parking spaces (less than one space for every two flats) in front of the house in a designated open space</p>	<p>Single Choice</p>
<p>CLU III 4.8 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Alternative Mobility What facilities are available for cyclists?</p>	<p>no information available none adequate number of bicycle parking spaces (spaces per sqm of floor space) bicycle parking spaces protected from the weather secure bicycle parking spaces (lockable bicycle room or lockable boxes, etc.)</p>	<p>Multiple Choice</p>
<p>CLU III 4.8 <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Alternative Mobility What facilities are available for cyclists?</p>	<p>no information available none adequate number of bicycle parking spaces (spaces per sqm of floor space) bicycle parking spaces protected from the weather secure bicycle parking (locked & video-monitored) lockers for employees</p>	<p>Multiple Choice</p>
<p>CLU III 4.8 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Alternative Mobility What facilities are available for cyclists?</p>	<p>no information available none service / pump-up station sufficient/adequate number (approx. 1 per 10 car parking spaces) bicycle parking spaces protected from the weather secure bicycle parking (locked & video-monitored) lockers for employees</p>	<p>Multiple Choice</p>
<p>CLU III 4.9 <i>Question only applies to:</i> Retail High Street, Logistics, Office</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? <i>Info:</i> Goal: provide tenant-oriented service offerings to increase tenant loyalty and respond to co-working developments</p>	<p>no information available none space for sports/ health activities parcel box/ parcel pick-up station central relaxation room individual services for tenants (e.g. cleaning, cobbler, etc.) water dispenser digital information stand (or similar) comparable offers (e.g. cooperation with fitness studio, day-care centres, cafés, ...)</p>	<p>Multiple Choice</p>
<p>CLU III 4.9 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Service offerings in the common areas Which of the following service offerings are provided to all tenants, customers and visitors in shared spaces by the landlord?</p>	<p>no information available none parcel box/ parcel pick-up station places to rest (benches) walking aids, rollers, wheelchairs shopping companion (assistance with shopping) Click & Collect Service & rooms</p>	<p>Multiple Choice</p>
<p>CLU III 4.9 <i>Question only applies to:</i> Residential</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? <i>Info:</i> Goal: provide tenant-oriented service offerings to increase tenant loyalty and respond to co-living developments</p>	<p>no information available none separate washing rooms (no distinction whether washing machines are provided by the landlord or there is space for the tenants to provide their own washing machines) common areas (event room, co-working spaces, sports/fitness room) parcel box/ parcel pick-up station storage space for prams</p>	<p>Multiple Choice</p>
<p>CLU III 4.9 <i>Question only applies to:</i> Care real estate, Social real estate</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? <i>Info:</i> Goal: provide tenant-oriented service offerings to increase tenant loyalty and respond to co-working developments</p>	<p>no information available none space for sports/health offers (physio areas) parcel box/ parcel pick-up station snuggle rooms (relaxation and resting room) swimming pools/ wellness area individual services for tenants (e.g. cleaning, cobbler, etc.) implementation of intergenerational projects (exchange between young & old) inclusion of animals (petting zoo, therapy animals) comparable offers (e.g. cooperation with fitness studio, day-care centres, cafés, ...)</p>	<p>Multiple Choice</p>
<p>CLU III 4.9 <i>Question only applies to:</i> Local suppliers, Retail parks</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? <i>Info:</i> Goal: provide tenant-oriented service offerings to increase tenant loyalty and respond to co-working developments</p>	<p>no information available none parcel box/ parcel pick-up station click & collect service & room</p>	<p>Multiple Choice</p>
<p>CLU III 4.10 <i>Question only applies to:</i> Hotel, Retail High Street, Office</p>	<p>Basic question: Outdoor space quality Is building-related outdoor space quality available and accessible/ usable for all tenants?</p>	<p>no information available no inner courtyards, (roof) terraces and/ or balconies/ loggias green areas/ park on the property benches, tables, chairs, loungers art playground</p>	<p>Multiple Choice</p>

<p>CLU III 4.10 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Outdoor space quality Is building-related outdoor space quality available and accessible/ usable for all tenants?</p>	<p>no information available no sufficient lighting of the access road (roof) terraces and/or balconies/loggias inner courtyards, in the form of a meeting area green space/ park on property, in the form of a meeting area benches, tables, chairs, loungers playground on own property playground nearby (max. 500m)</p>	<p>Multiple Choice</p>
<p>CLU III 4.10 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Outdoor space quality Is building-related outdoor space quality available and accessible/ usable for all tenants/ people in need of care?</p>	<p>no information available no playground/ sports fields inner courtyards, (roof) terraces and/ or balconies/ loggias green areas/ park on the property benches, tables, chairs, loungers art raised beds/ utility gardens</p>	<p>Multiple Choice</p>
<p>CLU III 4.10 <i>Question only applies to:</i> Logistics</p>	<p>Basic question: Outdoor space quality Is building-related outdoor space quality available and accessible/ usable for all tenants?</p>	<p>no information available no green areas/ park on property benches, tables, chairs, loungers</p>	<p>Multiple Choice</p>
<p>CLU III 4.11 all asset types</p>	<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? <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 no inspections yes, inspection every 2 years yes, annual inspection</p>	<p>Single Choice</p>
<p>CLU III 4.12 <i>Question only applies to:</i> Hotel, Office, Care real estate, Social real estate</p>	<p>Basic question: Lobby Design How is the lobby design organised and what services are available?</p>	<p>no information available no lobby available the lobby design or entrance area follows a contemporary and visitor-friendly layout/ design concept (bright, clean, well-maintained) seating facilities are available WiFi freely available</p>	<p>Multiple Choice</p>
<p>CLU III 4.13 <i>Question only applies to:</i> Retail High Street</p>	<p>Basic question: Family friendliness Is the building family-friendly?</p>	<p>no information available not family friendly family-friendly parking spaces (min. 2.70 m wide) diaper-changing rooms children's play area</p>	<p>Multiple Choice</p>
<p>CLU III 4.13 <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Family friendliness Is the building family-friendly?</p>	<p>no information available not family friendly family-friendly parking spaces (min. 2.70 m wide) customer WC with diaper-changing rooms gastronomic offer with seating</p>	<p>Multiple Choice</p>
<p>CLU III 4.13 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Family friendliness Is the building family-friendly?</p>	<p>no information available childcare/ play areas child-friendly design of toilet facilities not family friendly family-friendly parking spaces (min. 2.70 m wide) customer WC with diaper-changing rooms gastronomic offer with seating</p>	<p>Multiple Choice</p>
<p>CLU III 4.14 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office</p>	<p>Basic question: User survey Is there a user survey for comfort assessment (thermal comfort, acoustics, etc.)? <i>Info:</i> Conducted by landlord internally or externally, not annually (every 2-3 years)</p>	<p>no information available no user surveys are carried out user surveys are conducted regularly and measures have been derived from them user surveys are conducted regularly and measures have been derived and implemented from them</p>	<p>Single Choice</p>
<p>CLU III 4.14 <i>Question only applies to:</i> Residential</p>	<p>Basic question: User survey Is there a user survey for comfort assessment (thermal comfort, acoustics, etc.)? <i>Info:</i> Conducted by landlord internally or externally, not annually (every 2-3 years)</p>	<p>no information available tenant surveys are not (yet) conducted the tenant survey is carried out with a participation of > 50% the tenant survey is conducted with a participation of 25% to 50% the tenant survey is conducted with very low participation < 25%</p>	<p>Single Choice</p>
<p>CLU III 4.14 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: User survey Is there a user/occupant survey for comfort assessment (thermal comfort, acoustics, etc.)? <i>Info:</i> Conducted by landlord internally or externally, not annually (every 2-3 years)</p>	<p>no information available no user surveys are carried out user surveys are conducted regularly and measures have been derived from them user surveys are conducted regularly and measures have been derived and implemented from them</p>	<p>Single Choice</p>
<p>CLU III 4.14 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: User survey Is there a user/occupant survey for comfort assessment (thermal comfort, acoustics, etc.)? <i>Info:</i> Conducted by landlord internally or externally, not annually (every 2-3 years)</p>	<p>no information available no user surveys are carried out user surveys are conducted regularly and measures have been derived from them. a user survey including the derivation of measures is carried out on a regular basis and the results are predominantly positive</p>	<p>Single Choice</p>
<p>CLU III 4.15 <i>Question only applies to:</i> Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: User Experience Outdoor Space (Customer Experience) How appealing and inviting is the entrance area?</p>	<p>no information available none of the options below planters and flower beds planting (bushes) greenery (high trunk) weather protection in the entrance area / car park lighting in the outdoor area</p>	<p>Multiple Choice</p>

<p>CLU III 4.16 <i>Question only applies to: Local suppliers, Retail parks, Shopping Center</i></p>	<p>Basic question: Customer experience indoors. Does the building offer a special experience?</p>	<p>no information available none of the options below ESG-compliant sales concept (anchor tenant) up-to-date and service-oriented sales concept, Wi-Fi lighting / lighting atmosphere clear room height, daylight availability dwell zones / seating areas action areas (seasonally changing) generous mall design artificially generated sounds (forest, animals)</p>	<p>Multiple Choice</p>
<p>CLU III 4.17 <i>Question only applies to: Shopping Center</i></p>	<p>Basic question: Apps & digitalisation Are there apps or digital guidance systems for the building?</p>	<p>no information available no parking app / guidance system interactive information terminals (search functions, information) Building App/District App/Digital Mall</p>	<p>Multiple Choice</p>
<p>CLU III 4.17.1 <i>Question only applies to: Care real estate, Social real estate</i></p>	<p>Basic question: Connectivity - techn. devices Which of the following equipment features are available?</p>	<p>no information available none of the options listed below private communication panel for video telephony with relatives (care room); further additional functions weather report, wake-up call, reminder of appointments/ medication device in general areas for communication/video telephony with relatives ("virtual visitor room")</p>	<p>Multiple Choice</p>
<p>CLU III 4.17.2 <i>Question only applies to: Care real estate, Social real estate</i></p>	<p>Basic question: Connectivity - ambient assistive technology. Which of the following features are available?</p>	<p>no information available none of the options listed below sensor technology: (e.g. floor sensor that automatically detects falls/standing up/night walks etc., door sensor that detects unusually long stays in the bathroom etc.) transponder systems on the wrist (e.g. locating patients with orientation difficulties, activating selective access only to certain rooms) systems with wake-up and alarm function, e.g. also reminder to take medication hands-free system with direct connection to nursing staff blinds that react, e.g. to the incidence of light</p>	<p>Multiple Choice</p>
<p>CLU III 4.17.3 <i>Question only applies to: Care real estate, Social real estate</i></p>	<p>Basic question: Connectivity - Telemedicine/ Telecare Which of the following features are available?</p>	<p>no information available none of the options listed below technical possibilities for treatment/diagnosis from a distance (especially in rural areas with a lack of specialists); "online consultation", e.g. with a familiar family doctor continuous recording of vital parameters of the residents with wearables</p>	<p>Multiple Choice</p>
<p>CLU III 4.17.4 <i>Question only applies to: Care real estate, Social real estate</i></p>	<p>Basic question: Connectivity - Robotics Which of the following features are available?</p>	<p>no information available none emotional robotics; social interaction with people in need of care (including dementia)</p>	<p>Single Choice</p>
<p>CLU III 4.18 <i>Question only applies to: Residential</i></p>	<p>Basic question: Cellar/storage rooms Are cellar/storage rooms available?</p>	<p>no information available no < 25 % of the residential unit > 25 % of the residential unit > 50 % of the residential unit > 75 % of the residential unit</p>	<p>Single Choice</p>
<p>CLU III 4.19 <i>Question only applies to: Residential</i></p>	<p>Basic question: Affordable housing What is the rent in percent above the rent index? (only if no rent index is available; ratio of NKM to NUTS 3 disposable income) <i>Info:</i> Applies to privately financed housing only</p>	<p>no information available no rent index existing > 10% above rent index up to 10% above rent index incl. rent brake according to the rent index up to 5% below rent index up to 10% below rent index more than 10% below the rent index</p>	<p>Single Choice</p>
<p>CLU III 4.20 <i>Question only applies to: Residential</i></p>	<p>Basic question: Modernisation rent increase How high is the current modernisation allocation? <i>Info:</i> Um der sozialen Verantwortung der Immobilienwirtschaft in order to take account of the social responsibility of the real estate industry in that active gentrification is counteracted and socially weak or lower-income households are not "modernised away", a low modernisation charge is desirable. Only to be applied if mod. rent increases are legally permissible.</p>	<p>no information available does not apply, as not permitted by law modernisation charge 8% modernisation charge 6-7.99% modernisation charge 4-5.99% modernisation charge 0,1- 4% modernisation charge 0%</p>	<p>Single Choice</p>
<p>CLU III 4.21 <i>Question only applies to: Residential</i></p>	<p>Basic question: Social housing promotion measures How high is the share of social housing promotion measures (rent control, housing entitlement certificate, or similar)?</p>	<p>no information available 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%</p>	<p>Single Choice</p>
<p>CLU III 4.22 <i>Question only applies to: Residential</i></p>	<p>Basic question: Rent adjustment How often are rents adjusted?</p>	<p>no information available more frequently than every 24 months every 24 months every 36 months less frequently than every 36 months</p>	<p>Single Choice</p>
<p>CLU III 4.23 <i>Question only applies to: Residential</i></p>	<p>Basic question: Socially oriented use Are parts of the building used for social services, kindergarten, assisted living or similar (socially oriented use) or are these integrated into the building?</p>	<p>no information available no socially oriented usage < 5% of the total area 5-9.99% of the total area > 10% of the total area</p>	<p>Single Choice</p>
<p>CLU III 4.24 <i>Question only applies to: Residential</i></p>	<p>Basic question: Accessibility of property management/caretaker How is the accessibility and the property management/ and/or caretaker/FM contractually regulated?</p>	<p>no information available regular availability during normal business hours 24 hours availability</p>	<p>Single Choice</p>
<p>CLU III 4.25 <i>Question only applies to: Residential</i></p>	<p>Basic question: Response time of property management/caretaker How is the response time of the property management/ and/or caretaker/FM contractually regulated?</p>	<p>no information available response time: within half a day (functional failures / damage without impairing contractual use, e.g. jammed windows/doors, wear and tear) response time: within 2-4 hours (acute need for action, emergencies, e.g. locked out, water damage, heating failure) response time: within 3-4 days (e.g. contractual matters)</p>	<p>Single Choice</p>
<p>CLU III 4.26 <i>Question only applies to: Residential</i></p>	<p>Basic question: Waste management Is there a waste management concept or a waste service?</p>	<p>no information available no there is information/ notices about correct waste separation a service provider is commissioned to optimise the waste (sorting waste, keeping the waste storage areas clean)</p>	<p>Single Choice</p>
<p>CLU III 4.27 <i>Question only applies to: Residential</i></p>	<p>Basic question: Apps & digitalisation Are there apps or digital guidance systems for the building? <i>Info:</i> *from 2024, owners are obliged to provide their consumption values to tenants)</p>	<p>no information available nein building app or neighbourhood app or tenant portal Sharing concepts (private car sharing among tenants), tools, communication among tenants and to the property management, insight into documents (tenancy agreement), etc. apps for the door / digital bell systems information terminal - information HUB e.g. next subways, buses, UBER, etc. digital info surface/ app/ portal for consumption values*</p>	<p>Multiple Choice</p>

Economy (Conversion & Flexibility)			
<p>CLU III 5.1 Question only applies to: Hotel</p>	<p>Basic question: Space efficiency What is the area efficiency factor?</p> <p>Info: 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 gF or floor area to gross floor area according to DIN 277 in Germany)</p>	<p>no information available < 53 % ≥ 53 % ≥ 70 %</p>	Single Choice
<p>CLU III 5.1 Question only applies to: Retail High Street, Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Space efficiency What is the area efficiency factor?</p> <p>Info: 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 gF or floor area to gross floor area according to DIN 277 in Germany)</p>	<p>no information available < 55 % ≥ 55 % - 64 % ≥ 65 %</p>	Single Choice
<p>CLU III 5.1 Question only applies to: Office</p>	<p>Basic question: Space efficiency What is the area efficiency factor?</p> <p>Info: 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 gF or floor area to gross floor area according to DIN 277 in Germany)</p>	<p>no information available < 60 % ≥ 60 % ≥ 75 %</p>	Single Choice
<p>CLU III 5.1 Question only applies to: Social real estate</p>	<p>Basic question: Space efficiency What is the area efficiency factor?</p> <p>Info: 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 gF or floor area to gross floor area according to DIN 277 in Germany)</p>	<p>no information available < 65 % ≥ 65 % ≥ 75 %</p>	Single Choice
<p>CLU III 5.1 Question only applies to: Care real estate</p>	<p>Basic question: Space efficiency What is the area efficiency factor?</p> <p>Info: 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 gF or floor area to gross floor area according to DIN 277 in Germany)</p>	<p>no information available < 75 % ≥ 75 % ≥ 85 %</p>	Single Choice
<p>CLU III 5.2 Question only applies to: Retail High Street, Local suppliers, Retail parks</p>	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given?</p> <p>Info: It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions</p>	<p>no information available < 3.90 m shell heights ≥ 3.90 m shell heights</p>	Single Choice
<p>CLU III 5.2 Question only applies to: Residential</p>	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given?</p> <p>Info: It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions</p>	<p>no information available compact management of technology and supply floor plans free of columns room height > 2.50 m</p>	Multiple Choice

<p>CLU III 5.2 <i>Question only applies to:</i> Hotel</p>	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given? <i>Info:</i> It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions</p>	<p>no information available none of the options below > 2.75 m for hotel rooms ≥ 3.25 m for general areas (lobby, breakfast room, restaurant, etc.)</p>	<p>Multiple Choice</p>
<p>CLU III 5.2 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given? <i>Info:</i> It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions</p>	<p>no information available < 5.0 m floor height ≥ 5.0 m floor height</p>	<p>Single Choice</p>
<p>CLU III 5.2 <i>Question only applies to:</i> Logistics</p>	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given? <i>Info:</i> It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions Indication in shell height</p>	<p>no information available < 6.0 m 6.0-10.5 m > 10.5 m</p>	<p>Single Choice</p>
<p>CLU III 5.2 <i>Question only applies to:</i> Office</p>	<p>Basic question: Building geometry Which characteristics of the building geometry are predominantly given? <i>Info:</i> It is assumed that usable units have usable sanitary cores/ developments in accordance with national conditions</p>	<p>no information available shell heights ≥ 3 m column-free floor plans</p>	<p>Multiple Choice</p>
<p>CLU III 5.3 <i>Question only applies to:</i> Logistics</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? <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>no information available usable load reserves were taken into account in the statics building extension possible installation of mezzanine space possible</p>	<p>Multiple Choice</p>
<p>CLU III 5.3 <i>Question only applies to:</i> Retail High Street, Office, Local suppliers, Retail parks</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? <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>no information available ventilation heating cooling cabling</p>	<p>Multiple Choice</p>
<p>CLU III 5.4 <i>Question only applies to:</i> Hotel, Retail High Street, Office</p>	<p>Basic question: Ease of cleaning What are the criteria for ease of cleaning? <i>Info:</i> Easy to clean (always concerns more than 50% of the components/surfaces): Advantageous coverings (smooth, wipeable floors, patterned/ mottled carpets as dark as possible or similar)</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>Multiple Choice</p>
<p>CLU III 5.4 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Ease of cleaning What are the criteria for ease of cleaning? <i>Info:</i> Easy to clean (always concerns more than 50% of the components/surfaces): Advantageous coverings (smooth, wipeable floors, patterned/ mottled carpets as dark as possible or similar)</p>	<p>no information available none dirt trap zones at main entrances advantageous coverings / floors without major obstacles, joints or niches in living / care rooms advantageous coverings / floors without major obstacles, joints or niches in all functional areas / large kitchens disinfection rooms (beds, machines, instruments) luminaires are integrated in the ceiling and do not need to be cleaned</p>	<p>Multiple Choice</p>
<p>CLU III 5.4 <i>Question only applies to:</i> Local suppliers, Retail parks</p>	<p>Basic question: Ease of cleaning What are the criteria for ease of cleaning? <i>Info:</i> Easy to clean (always concerns more than 50% of the components/surfaces): Advantageous coverings (smooth, wipeable floors, patterned/ mottled carpets as dark as possible or similar)</p>	<p>no information available none if possible, sanitary cubicle partitions are constructed without support points on the floor or are designed as partitions with a wall-floor connection. luminaires are integrated in the ceiling and do not need to be cleaned dirt trap zones at main entrances floors without major obstacles, joints or niches advantageous coverings (especially in very frequented areas) no radiators handrail supports of stairs/balustrades, if present, are attached laterally wall-mounted WCs and wash hand basins</p>	<p>Multiple Choice</p>
<p>CLU III 5.4 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Ease of cleaning What are the criteria for ease of cleaning? <i>Info:</i> Easy to clean (always concerns more than 50% of the components/surfaces): Advantageous coverings (smooth, wipeable floors, patterned/ mottled carpets as dark as possible or similar)</p>	<p>no information available none if possible, sanitary cubicle partitions are constructed without support points on the floor or are designed as partitions with a wall-floor connection. dirt trap zones at main entrances floors without major obstacles, joints or niches advantageous coverings (especially in very frequented areas) handrail supports of stairs/balustrades, if present, are attached laterally wall-mounted WCs and wash hand basins</p>	<p>Multiple Choice</p>
<p>CLU III 5.5 all asset types</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 gl, DIN 277: BGF, NRF, TF, VF and NUF1-7) current, digital area recording is available (BIM - building information modeling)</p>	<p>Multiple Choice</p>
<p>CLU III 5.6 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office</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>Single Choice</p>
<p>CLU III 5.6 <i>Question only applies to:</i> Residential</p>	<p>Basic question: Vacancy rate What is the vacancy rate as of the reporting date according to the rental agreement (incl. rental guarantees)? <i>Info:</i> Here, the real vacancy rate of the building is considered. No deductions are made, e.g. for flats undergoing renovation.</p>	<p>no information available the vacancy rate of the residential complex is less than 2 % per year (measured in terms of rental space) the vacancy rate of the residential complex is between 2% - 5% (measured in terms of rental space) the vacancy rate of the residential complex is between 5% - 10% (measured in terms of rental space) the vacancy rate of the residential complex is over 10 % (measured in terms of rental space)</p>	<p>Single Choice</p>

Location			
<p>CLU III 6.1 all asset types</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>	Single Choice
<p>CLU III 6.2 Question only applies to: Hotel, Retail High Street, Office, Care real estate, Social real estate</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>	Single Choice
<p>CLU III 6.2 Question only applies to: Residential</p>	<p>Basic question: Public (passenger) transport: Distance In what proximity to the building is a public transport stop?</p>	<p>no information available there is no public transport within a radius of 800m within a radius of 800 m there is at least one of the above-mentioned means of public transport: bus, underground, tram, train, etc. within a 10-minute walk 800m there are at least two of the public transport options mentioned: bus, underground, tram, train, etc. there is a broad, intact infrastructure of public transport within a 10-minute 800m walk: bus, underground, tram, train, etc.</p>	Single Choice
<p>CLU III 6.2 Question only applies to: Shopping Center</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 < 200 m walking distance and transport stop < 15 Min. with public transport</p>	Single Choice
<p>CLU III 6.3 Question only applies to: Logistics</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>no information available not at all several times a day hourly several times an hour</p>	Single Choice
<p>CLU III 6.3 Question only applies to: Hotel, Retail High Street, Office, Residential</p>	<p>Basic question: Local (passenger) public transport: frequency How often is the building connected to the public transport system (bus, train, tram)? <i>Info:</i> The frequency refers to weekdays</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>	Single Choice
<p>CLU III 6.3 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Local (passenger) public transport: frequency How often is the building connected to the public transport system (bus, train, tram)? <i>Info:</i> The frequency refers to weekdays</p>	<p>no information available not at all >20-minute cycle <20-minute cycle</p>	Single Choice
<p>CLU III 6.4 Question only applies to: Logistics</p>	<p>Basic question: Proximity to use-specific facilities Are there any use-specific facilities within walking distance (< 800 m walking distance)?</p>	<p>no information available none or within > 800 m walking distance gastronomy services</p>	Multiple Choice
<p>CLU III 6.4 Question only applies to: Hotel, Retail High Street, Office, Residential, Care real estate, Social real estate</p>	<p>Basic question: Proximity to use-specific facilities Are there any use-specific facilities within walking distance (< 800 m walking distance)?</p>	<p>no information available none or > 800 m walking distance gastronomy local supply services (cash machine, hairdresser, post office, etc.) medical care sports facilities parks/ green spaces leisure, art and culture kindergartens/ schools</p>	Multiple Choice
<p>CLU III 6.4 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Proximity to use-specific facilities Are there any use-specific facilities within walking distance (< 800 m walking distance)?</p>	<p>no information available none or > 800 m walking distance residential area gastronomy service / retail medical care sports facilities kindergartens/ schools</p>	Multiple Choice

<p>CLU III 6.5 (T) all asset types</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>Info:</i> EU taxonomy: Section II to Annex A to the deleg. Legal act</p>	<p>no information available yes no</p>	<p>Single Choice</p>
<p>CLU III 6.6 (T) all asset types</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>Info:</i> To the extent that it has been determined that significant physical climate risks may affect the property during its expected lifetime</p>	<p>no information available does not apply (no significant physical climate risks identified for the property) yes no</p>	<p>Single Choice</p>
<p>CLU III 6.7 (T) all asset types</p>	<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>Info:</i> To the extent that it has been determined that significant physical climate risks may affect the property during its expected lifetime</p>	<p>no information available does not apply (no significant physical climate risks identified for the property) yes no</p>	<p>Single Choice</p>
<p>CLU III 6.8 (T) all asset types</p>	<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>Info:</i> To the extent that it has been determined that significant physical climate risks may affect the property during its expected lifetime</p>	<p>no information available does not apply (no significant physical climate risks identified for the property) yes no</p>	<p>Single Choice</p>
<p>CLU III 6.9 all asset types</p>	<p>Basic question: Contaminated sites For buildings located on potentially contaminated land: has a soil survey been carried out?</p>	<p>no information available not applicable, building is not located on contaminated land yes no</p>	<p>Single Choice</p>
<p>CLU III 6.10 <i>Question only applies to: Local suppliers, Retail parks, Shopping Center</i></p>	<p>Basic question: Dealing with the contaminated sites/ decontamination How was the contaminated site dealt with?</p>	<p>no information available does not apply (no contaminated sites present) cause rendered harmless (e.g. enclosed in concrete slab) / handling in accordance with official requirement cause eliminated under consideration of official regulations</p>	<p>Single Choice</p>
<p>CLU III 6.11 <i>Question only applies to: Local suppliers, Retail parks, Shopping Center</i></p>	<p>Basic question: Significance and reach of the property into the space How strongly and widely does the property generate user and visitor traffic? (80% significance)</p> <p><i>Info:</i> to be considered are daytime population (office / traffic) and residential population or also turnover related</p>	<p>no information available supraregional > 30 km regional 15 - 30 km subregional 5 - 15 km local 1 - 5 km within 1 km walking distance</p>	<p>Single Choice</p>

Measures in operation			
<p>CLU III 7.1 (T) all asset types</p>	<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 not applicable, no maintenance/ renovation yes no</p>	Single Choice
<p>CLU III 7.2 (T) all asset types</p>	<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 not applicable, no maintenance/ renovation and/ or no asbestos or hazardous substances detected yes no</p>	Single Choice
<p>CLU III 7.3 (T) all asset types</p>	<p>Basic question: Maintenance and renovation measures: Hazardous substances (T - DNSH) Were hazardous materials disposed of in accordance with national standards? <i>Info:</i> Tenant improvement (measures by tenant and nonetheless by landlord)</p>	<p>no information available not applicable, no maintenance/ renovation and/ or no hazardous substances detected yes no</p>	Single Choice
<p>CLU III 7.4 (T) all asset types</p>	<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? <i>Info:</i> Tenant improvement (measures by tenant and nonetheless by landlord)</p>	<p>no information available not applicable, no maintenance/ renovation yes no</p>	Single Choice
<p>CLU III 7.5 (T) all asset types</p>	<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? <i>Info:</i> Only required for large non-residential buildings with a rated output of heating, ventilation, etc. of 290 kW or more</p>	<p>no information available does not apply because residential building/ or the rated output of heating, ventilation is less than 290 kW yes no</p>	Single Choice
<p>CLU III 7.6 <i>Question only applies to:</i> Hotels, Retail/ High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate, Shopping Center</p>	<p>Detailed question: Efficient building management: operating parameters Are the energy-related operating parameters measured? <i>Info:</i> outdoor temperature, humidity outside, wind direction, wind speed, amount of precipitation, brightness</p>	<p>no information available no 1-2 parameters 3-4 parameters 5-6 parameters</p>	Single Choice
<p>CLU III 7.7.1 all asset types</p>	<p>Detailed question: Efficient building management: Energy management - Documentation How is energy management implemented?</p>	<p>no information available there is no energy management documentation/ reporting on an annual basis documentation/ reporting on a monthly basis</p>	Single Choice
<p>CLU III 7.7.2 all asset types</p>	<p>Detailed question: Efficient building management: Energy management - Analysis How is energy management implemented?</p>	<p>no information available there is no energy management analysis on an annual basis analysis on a monthly basis</p>	Single Choice
<p>CLU III 7.7.3 all asset types</p>	<p>Detailed question: Efficient building management: Energy management - Optimisation How is energy management implemented?</p>	<p>no information available there is no energy management implementation of optimisation potentials on an annual basis implementation of optimisation potentials on a monthly basis</p>	Single Choice

<p>CLU III 7.8 Question only applies to: Retail High Street, Office, Residential</p>	<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>no information available no sustainability communication in the building (e.g. brochures, newsletters, social media/ online channels or sustainability guide (e.g. as part of a user manual)) tenant talks on sustainability events addressing sustainability issues or training of tenants</p>	<p>Multiple Choice</p>
<p>CLU III 7.8 Question only applies to: Care real estate, Social real estate</p>	<p>Basic question: Tenant/ operator involvement Has there been any tenant/operator involvement in 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>no information available no sustainability guide (e.g. as part of a user manual) tenant/ operator talks on sustainability</p>	<p>Multiple Choice</p>
<p>CLU III 7.8 Question only applies to: Local suppliers, Retail parks</p>	<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>no information available no sustainability communication in the building (e.g. brochures, newsletters, social media / online channels or sustainability guide (e.g. as part of a user manual)) joint sustainability projects in preparation (e.g. PV systems, electric charging stations) tenant talks on sustainability joint sustainability projects implemented</p>	<p>Multiple Choice</p>
<p>CLU III 7.8 Question only applies to: Hotel, Logistics</p>	<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>no information available no sustainability guide (e.g. as part of a user manual) tenant discussions on sustainability</p>	<p>Multiple Choice</p>
<p>CLU III 7.9 Question only applies to: Hotel, Retail High Street, Logistics, Office, Residential</p>	<p>Basic question: Training measures Are operators and/ or service providers (by the operator), for example through contractual obligations, continuously trained on environmental and sustainability issues in the building and instructed accordingly?</p>	<p>no information available no service providers were trained/ instructed in the current year</p>	<p>Single Choice</p>
<p>CLU III 7.9 Question only applies to: Care real estate, Social real estate</p>	<p>Basic question: Training measures Are operators and/ or service providers (by the operator), for example through contractual obligations, continuously trained on environmental and sustainability issues in the building and instructed accordingly?</p>	<p>no information available no service providers were trained/ instructed in the current year</p>	<p>Single Choice</p>
<p>CLU III 7.10 all asset types</p>	<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>Info:</i> e.g. environmentally friendly consumables and cleaning materials, energy management/ optimisation proposals</p>	<p>no information available no yes</p>	<p>Single Choice</p>

<p>CLU III 7.11 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate</p>	<p>Basic question: Procurement Are environmental aspects taken into account in the selection process of services providers?</p>	<p>no information available no yes, there is an award process that assesses the quality of the service provider in accordance with environmental management systems yes, property managers and/ or facility managers are certified according to an environmental management system (e.g. EMAS, ISO 14.001)</p>	<p>Single Choice</p>
<p>CLU III 7.11 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Procurement Are environmental aspects taken into account in the selection process of services providers?</p>	<p>no information available no yes, at least 3 environmental aspects have been defined in the project plan based on environmental management systems yes, property managers and/ or facility managers are certified according to an environmental management system (e.g. EMAS, ISO 14.001)</p>	<p>Single Choice</p>
<p>CLU III 7.12 all asset types</p>	<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 no yes yes, the necessary documentation is also available (e.g. system description, operating instructions, operator's manual)</p>	<p>Single Choice</p>
<p>CLU III 7.13 all asset types</p>	<p>Basic question: Green Leases - Coverage Are there any green leases as defined below? (according to materiality limit 80% of the space) <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 - framed, 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. 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 construction measures</p>	<p>no information available no yes</p>	<p>Single Choice</p>
<p>CLU III 7.14 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Local suppliers, Retail parks, Care real estate, Social real estate</p>	<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? <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 no yes, for at least 1 topic yes, for at least 2 topics yes, for 3 or more topics</p>	<p>Single Choice</p>
<p>CLU III 7.14 <i>Question only applies to:</i> Shopping Center</p>	<p>Basic question: Sustainability strategy Does the property have a sustainability strategy with targets and objectives on biodiversity, climate change, improvement targets, waste management? <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 no yes, for at least 1 topic mentioned yes, for at least 2 topic mentioned yes, for at least 3 topic mentioned</p>	<p>Single Choice</p>
<p>CLU III 7.15 all asset types</p>	<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 no yes, there is a computer-based customer portal or a service control centre for customer reports yes, there is a computer-based customer portal or a service control centre for customer reports, including an automated reporting process</p>	<p>Single Choice</p>
<p>CLU III 7.15.2 <i>Question only applies to:</i> Care real estate, Social real estate</p>	<p>Basic question: Computerised communication Are the building documents systematically recorded or is there a computer-based portal for mutual communication?</p>	<p>no information available no yes, computer-based platforms that store all current usage, operational and life-cycle relevant (plans, contracts) documents yes, computer-based platforms that store all current consumption, operational and lifecycle-relevant (plans, contracts) documents and are filled automatically (smart meter)</p>	<p>Single Choice</p>

<p>CLU III 7.16 Question only applies to: Hotel, Retail High Street, Logistics, Office, Residential</p>	<p>Basic question: Maintenance strategy How is the maintenance strategy aligned?</p>	<p>no information available no defined maintenance strategy focus on value preservation consideration of energy-optimising measures consideration of resource conservation consideration of CO2 reduction</p>	<p>Multiple Choice</p>
<p>CLU III 7.16 Question only applies to: Local suppliers, Retail parks, Care real estate, Social real estate</p>	<p>Basic question: Maintenance strategy How is the maintenance strategy aligned?</p>	<p>no information available no defined maintenance strategy focus on value preservation consideration of resource conservation - Structural (material, recyclability, material register/reuse, etc.) consideration of resource conservation - consumption (water, energy, waste, etc.) consideration of CO2 reduction</p>	<p>Multiple Choice</p>
<p>CLU III 7.16 Question only applies to: Shopping Center</p>	<p>Basic question: Maintenance strategy How is the maintenance strategy aligned?</p>	<p>no information available no defined maintenance strategy focus on maintaining value and improving the quality of stay consideration of energy-optimising measures consideration of resource conservation consideration of CO2 reduction</p>	<p>Multiple Choice</p>
<p>CLU III 7.17 Question only applies to: Local suppliers, Retail parks, Shopping Center</p>	<p>Basic question: Systematic maintenance management Are the building records systematically recorded?</p>	<p>no information available no yes yes, CAFM system with complete recording and description of the technical installations is used (at the owner)</p>	<p>Single Choice</p>
<p>CLU III 7.18 Question only applies to: Local suppliers, Retail parks</p>	<p>Basic question: Energetic inspection of refrigeration systems (buildings) Have energy inspections been carried out for air conditioning systems > 12 kW according to §12 EnEV or similar?</p>	<p>no information available no yes, but there is a need for action An energy inspection has been carried out, the inspection shows no need for action or the deficiencies have already been rectified. does not apply, as no relevant installations exist</p>	<p>Single Choice</p>
<p>CLU III 7.18 Question only applies to: Shopping Center</p>	<p>Basic question: Energy inspection of air conditioning systems according to §12 EnEV (or similar) Have energy inspections been carried out for air conditioning systems (with cooling demand > 12 kW, V greater than 4,000m³/h) in accordance with §12 EnEV or similar?</p>	<p>no information available no yes, but there is a need for action Yes, the inspection does not show any significant defects. (For systems younger than 10 years, the present installer certificate applies here).</p>	<p>Single Choice</p>
<p>CLU III 7.19 Question only applies to: Local suppliers, Retail parks</p>	<p>Basic question: Tenant sustainability strategy Do the 1-3 largest tenants by rental space have a sustainability strategy in relation to the operation of their rental space?</p>	<p>no information available no for 0 - 30 % of their rental space for 31 - 60% of their rental space für 61 - 90% of their rental space all tenants for more than 90% of their space</p>	<p>Single Choice</p>