

Building Key Data																														
No.	Questions	Antwortmöglichkeiten																												
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 - IV).																													
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	Renovation Please indicate the year of the last renovation. According to Article 2(1)(10) of the 'Energy Performance of Buildings Directive' a 'significant' renovation means: (a) the total cost of the renovation in terms of the building envelope or building services equipment is higher than 25% of the value of the building, not including the value of the land on which the building stands; or (b) More than 25% of the building envelope area is subject to renovation. Member States may choose to apply option (a) or (b) or both.																													
0.10	Asset Class To which asset class is the object assigned? <i>Info:</i> In case of mixed use 15% / 85% applies: the 85 % will be selected as asset class.																													
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 conditioning</td> <td>innovative heat supply, partial and full air conditioning</td> </tr> <tr> <td>other equipment</td> <td>Electronic data network, access control, smoke detector</td> <td>Same before, additional: fire and emergency power</td> <td>Same before, additional: central building control and video surveillance</td> </tr> <tr> <td>facade</td> <td>point-tooled facade, strip windows, simple materials (e.g. plaster)</td> <td>strip windows, curtain wall, average in a detail</td> <td>curtain wall, high quality materials</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 cables</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> <p>Source: NEO <i>*used to be OSCAR up until 2020</i></p>	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 conditioning	innovative heat supply, partial and full air conditioning	other equipment	Electronic data network, access control, smoke detector	Same before, additional: fire and emergency power	Same before, additional: central building control and video surveillance	facade	point-tooled facade, strip windows, simple materials (e.g. plaster)	strip windows, curtain wall, average in a detail	curtain wall, high quality materials	floor and electric	solid floor, single sockets or ducts	solid floor, wall or floor ducts	raised floor, cavity floor, in-floor cables	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 . Or a European standard that is measured analogously. <i>Info:</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.																													
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?	1. no information available 2. no 3. selected areas 4. Facade/ Front 5. Facade/ Front and selected areas																												
0.16	IPMS2 INTERNATIONALE PROPERTY MEASUREMENT STANDARDS Area of building up to the relevant inner room boundary, subdivided into components																													
0.17	Conditioned area Please state the conditioned (heated) area in m ² . <i>Note: This is indicated in the energy certificate. This is also used in the energy performance certificate. (EPC rating)</i>																													

CLUSTER I Governance (fund / company level)		CLUSTER I Governance (fund / company level)	
Sustainability and Management within the Portfolio			
Goals and Measures			
CLU 1.1.1 all asset types	Basic question: Is sustainability part of your (portfolio holder/owner) business strategy? <i>info:</i> Please consider targets per fund (products) and/ or (product) cross-fund/ overarching targets in E, S or G separately.	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)	Multiple Choice
CLU 1.1.2 all asset types	Basic question: Is sustainability a component of the fund strategy/ real estate product strategy? <i>info:</i> Please consider targets per fund (products) and/ or (product) cross-fund/ overarching targets in E, S or G separately.	no information available no yes, targets in E yes, targets in S yes, targets in G	Multiple Choice
CLU 1.1.3 all asset types	Detailed question: Are there concrete and measurable climate targets in relation to the issues listed below? <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	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	Multiple Choice
CLU 1.1.4 all asset types	Detailed question: Are these targets measured annually and are appropriate measures for target achievement derived from them?	no information available no yes	Single Choice
CLU 1.1.5 all asset types	Detailed question: Is there a dedicated* risk assessment (strategy) within the fund/portfolio at property level? <i>info:</i> (e.g. risk factors such as object size in connection with emissions/consumption, etc.) *Decided = Consideration of individual risks with concrete derivation of potential damage. (In strategy formulation, physical climate risks are e.g. storm damage, floods, earthquakes, etc.).	no information available no yes, risk indicators with an impact on the property value are taken into account yes, the consumption-related object performance is also considered yes, a strategy for the analysis of dedicated* climate risk considerations is in place	Multiple Choice
Control Instruments			
CLU 1.1.6 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 1.1.7 all asset types	Basic question: Are ESG requirements integrated into internal company policies and processes/work instructions (in addition to legal requirements, e.g. according to SFDR)? <i>info:</i> *Complete = if all requirements for ESG are fulfilled in the AM, PM and FM.	no information available Employee policies (e.g. code of conduct, work instructions) Process-specific policies (e.g. purchasing guideline, agreement for service providers) Asset and fund management (e.g. ESG due diligence) Further fields	Multiple Choice

Exclusion Criteria			
CLU 11.8 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 11.9 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
Unternehmensleitlinien			
CLU 11.10 all asset types	Basic question: Is there a declaration / voluntary commitment to respect human rights modelled on the UN Guiding Principles on Business and Human Rights? <i>Info:</i> Extract from the UN Guiding Principles on Business and Human Rights: To fulfil their responsibility to respect human rights, business enterprises should have policies and procedures in place that are appropriate to their size and circumstances, including: (a) A policy commitment to fulfil their responsibility to respect human rights; and human rights; (b) A human rights due diligence process designed to identify, prevent and mitigate human rights impacts and to account for how they are addressed; (c) A human rights due diligence process designed to identify, prevent and mitigate human rights impacts and to account for how they are addressed; (c) Procedures to enable redress for any adverse human rights impacts they cause or contribute to, or to which they contribute	no information available no yes	Single Choice
CLU 11.11 all asset types	Basic question: Is there a guideline to avoid discrimination of any kind (e.g. gender, origin, religion, sexual orientation, etc.)?	no information available no yes	Single Choice
CLU 11.12 all asset types	Basic question: Is the current proportion of female managers over 20% (all management levels)?	no information available no yes	Single Choice
CLU 11.13 all asset types	Basic question: Is there an internal code of conduct for employees in their daily interactions with clients, contractual partners, etc.?	no information available no code of conduct in place yes, code of conduct towards employees yes, code of conduct towards clients yes, code of conduct towards contractual partners	Multiple Choice
CLU 11.14 all asset types	Basic question: Is there evidence that fair remuneration is ensured? <i>Info:</i> Definition: Permanent employees at least according to collective agreement, temporary workers/contract workers at least according to national minimum wage. The supply chain must be audited if the number of employees is at least 3,000.	no information available no yes	Single Choice
CLU 11.15 all asset types	Basic question: Is there any information on lobbying activities or political contributions?	no information available no yes	Single 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: 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 1.2.3 all asset types	Detailed question: Are there local actions on social, cultural or ecological issues at company or property level? <i>Info:</i> (e.g. food donations for the homeless, blood donation service for tenants, bees on the roof, art exhibitions, book donations, cooperation with social institutions)		no information available no yes, at company level yes, at asset level	Multiple Choice
Communication				
CLU 1.2.4 all asset types	Basic question: To which addressees are ESG issues regularly communicated?		no information available none employees building users stakeholders/ investors	Multiple 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?		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, CO ₂ and Waste Generation				
Final Energy Consumption				
CLU II 1.1 all asset types	Basic question: Is the consumption data for heat completely (at least 95 %) available? Info: - total: tenants & 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.		no information available not available partially extrapolated (50 % - 95 % based on the leased area) yes, complete (at least 95%)	Single Choice
CLU II 1.2 all asset types	Basic question: What is the frequency of data collection for heat? Info: - total: tenants & general - For different counting methods, the worst value always has to be chosen		no information available annually quarterly monthly daily	Single Choice
CLU II 1.2.1 all asset types	Basic question: Please indicate the real/actual heat consumption of the property in kWh.			Value question
CLU II 1.3 all asset types	Basic question: Is the consumption data for district cooling completely (at least 95 %) available? Info: - total: tenants & 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.		no information available no district cooling is obtained not available partially extrapolated (50 % - 95 % based on the leased area) yes, complete (at least 95%)	Single Choice
CLU II 1.4 all asset types	Basic question: What is the frequency of data collection for district cooling? Info: - total: tenants & general - For different counting methods, the worst value always has to be chosen		no information available annually quarterly monthly daily	Single Choice
CLU II 1.4.1 all asset types	Basic question: Please indicate the real/actual consumption of the property for district cooling.			Value question
CLU II 1.5 all asset types	Basic question: Is the consumption data for electricity complete (incl. tenant data)? Info: - district cooling is included in heat consumption - total: tenants & general		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	Single Choice
CLU II 1.6 all asset types	Basic question: What is the frequency of data collection for electricity? Info: - total: tenants & general - For different counting methods, the worst value always has to be chosen		no information available annually quarterly monthly daily	Single Choice
CLU II 1.6.1 all asset types	Basic question: Please indicate the real/actual electricity consumption of the property in kWh.			Value question

<p>CLU II 1.7.1 Question only applies to: Hotel, Logistics, Office</p>	<p>Basic question: What is the final energy consumption* (kWh/m²a) per year of the property? *exclusively for real estate project developments that do not have consumption values as of 31.12. of the previous year may enter their final energy demand. Calculation: $(\text{electricity (general electricity + tenant electricity)} + \text{heat (oil, gas, district heating, electricity)} + \text{district cooling}) / \text{area}$ Info reference value area data: For correct indication of the area (reference value), the following standard is to be selected: Option 1: IPMS II - International Standard OR Option 2 (if 1 not available): conditioned areas (heated areas from the energy performance certificate) OR Option 3 (if 1 & 2 not available): GFA with deduction of unheated areas e.g. underground car park. Info Obtaining consumption data: Option 1: Here, the values from the utility bills are added up/ extrapolated (consumption bills for electricity, rental and common areas, heat, only heated areas, district cooling). Energy consumption resulting from contracting (e.g. PV systems) must be added to the energy consumption. Energy consumption generated by data centres and e-charging stations may be deducted. At least 50% of the consumption in the building must be available and can then be extrapolated (in which case the average value must be used). 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 until 2024* at the most and is then to be redefined. *Subject to regulatory/legal changes/ requirements. If you do not have the values, they can be obtained from your basic energy supplier. You can find more information in the ECORE member area. Note: Calculation period = for the previous year Please note that this is an approximation. It is not a detailed CREM analysis. The average value from the last survey was: 127.79 kWh/m²a.</p>		<p>no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.7.1 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? *exclusively for real estate project developments that do not have consumption values as of 31.12. of the previous year may enter their final energy demand. Calculation: $(\text{electricity (general electricity + tenant electricity)} + \text{heat (oil, gas, district heating, electricity)} + \text{district cooling}) / \text{area}$ Info reference value area data: For correct indication of the area (reference value), the following standard is to be selected: Option 1: IPMS II - International Standard OR Option 2 (if 1 not available): conditioned areas (heated areas from the energy performance certificate) OR Option 3 (if 1 & 2 not available): GFA with deduction of unheated areas e.g. underground car park. Info Obtaining consumption data: Option 1: Here, the values from the utility bills are added up/ extrapolated (consumption bills for electricity, rental and common areas, heat, only heated areas, district cooling). Energy consumption resulting from contracting (e.g. PV systems) must be added to the energy consumption. Energy consumption generated by data centres and e-charging stations may be deducted. At least 50% of the consumption in the building must be available and can then be extrapolated (in which case the average value must be used). 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 until 2024* at the most and is then to be redefined. *Subject to regulatory/legal changes/ requirements. If you do not have the values, they can be obtained from your basic energy supplier. You can find more information in the ECORE member area. Note: Calculation period = for the previous year Please note that this is an approximation. It is not a detailed CREM analysis. The average value from the last survey was: 77.23 kWh/m²a.</p>		<p>no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.7.1 Question only applies to: Retail High Street, Local supplier, Retail park, Shopping Center</p>	<p>Basic question: What is the final energy consumption* (kWh/m²a) per year of the property? *exclusively for real estate project developments that do not have consumption values as of 31.12. of the previous year may enter their final energy demand. Calculation: $(\text{electricity (general electricity + tenant electricity)} + \text{heat (oil, gas, district heating, electricity)} + \text{district cooling}) / \text{area}$ Info reference value area data: For correct indication of the area (reference value), the following standard is to be selected: Option 1: IPMS II - International Standard OR Option 2 (if 1 not available): conditioned areas (heated areas from the energy performance certificate) OR Option 3 (if 1 & 2 not available): GFA with deduction of unheated areas e.g. underground car park. Info Obtaining consumption data: Option 1: Here, the values from the utility bills are added up/ extrapolated (consumption bills for electricity, rental and common areas, heat, only heated areas, district cooling). Energy consumption resulting from contracting (e.g. PV systems) must be added to the energy consumption. Energy consumption generated by data centres and e-charging stations may be deducted. At least 50% of the consumption in the building must be available and can then be extrapolated (in which case the average value must be used). 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 until 2024* at the most and is then to be redefined. *Subject to regulatory/legal changes/ requirements. If you do not have the values, they can be obtained from your basic energy supplier. You can find more information in the ECORE member area. Note: Calculation period = for the previous year Please note that this is an approximation. It is not a detailed CREM analysis. The average value from the last survey was: 211.67 kWh/m²a.</p>		<p>no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average</p>	<p>Value question</p>
<p>CLU II 1.7.2 all asset types</p>	<p>Detail question: Please indicate on which basis your final energy consumption (question 1.7.1) is based.</p>		<p>no information available Real consumption values (Obtained from energy certificate (consumption) Obtained from energy certificate (demand) Calculation by a acknowledged service provider (e.g. building simulation according to DIN 18599 or similar).</p>	<p>Single Choice</p>
<p>CLU II 1.7.3 all asset types</p>	<p>Detail question: Please indicate on which basis (reference area) you calculated the final energy consumption (question 1.7.1).</p>		<p>no information available IPMS II conditioned areas Gross floor area</p>	<p>Single Choice</p>
<p>CLU II 1.8 all asset types</p>	<p>Basic question: Please state the final primary energy demand of the property (kWh/m²a) 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: $QP = (Qh + Qhw) \cdot ep$ (according to DIN 4701-10) QP - primary energy demand Qh - Heating demand, annual heating demand Qhw - heat demand for hot water ep - Effort factor</p>			<p>Value question</p>

CO2 & greenhouse gas emissions				
<p>CLU II 1.9 Question only applies to: Hotel, Logistics, Office</p>	<p>Basic question: How high are the CO2 emissions (kg CO2/m²a) linked to the final energy consumption per year of the property?</p> <p>Info Obtain the consumption data: To calculate the CO2 emissions, please use the conversion factors (based on the data from the CRREM tool) and the formula below: Calculation: Consumption (general electricity + tenant electricity) * conversion factor + heat (oil, gas, district heating, electricity) * conversion factor + district cooling * conversion factor.</p> <p>Conversion factors: 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</p> <p>If the energy source is not known, the highest conversion factor shall be used: 0.34473</p> <p>Hint: - Calculation period = for the previous year - Recognition of green electricity purchased only on presentation of recognised certificates (e.g. PPA) - Please use the same area measurement as for final energy consumption. - Energy consumption generated by data centres and e-charging stations may be deducted. The average value from the last survey was: 38.58 kg CO2e/m²a.</p>			<p>no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average</p>
<p>CLU II 1.9 Question only applies to: Retail High Street, Local suppliers, Retail parks, Shopping center</p>	<p>Basic question: How high are the CO2 emissions (kg CO2/m²a) linked to the final energy consumption per year of the property?</p> <p>Info Obtain the consumption data: To calculate the CO2 emissions, please use the conversion factors (based on the data from the CRREM tool) and the formula below: Calculation: Consumption (general electricity + tenant electricity) * conversion factor + heat (oil, gas, district heating, electricity) * conversion factor + district cooling * conversion factor.</p> <p>Conversion factors: 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</p> <p>If the energy source is not known, the highest conversion factor shall be used: 0.34473</p> <p>Hint: - Calculation period = for the previous year - Recognition of green electricity purchased only on presentation of recognised certificates (e.g. PPA) - Please use the same area measurement as for final energy consumption. - Energy consumption generated by data centres and e-charging stations may be deducted. The average value from the last survey was: 51.17 kg CO2e/m²a.</p>			<p>no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average</p>
<p>CLU II 1.9 Question only applies to: Residential, Care real estate, Social real estate</p>	<p>Basic question: How high are the CO2 emissions (kg CO2/m²a) linked to the final energy consumption per year of the property?</p> <p>Info Obtain the consumption data: To calculate the CO2 emissions, please use the conversion factors (based on the data from the CRREM tool) and the formula below: Calculation: Consumption (general electricity + tenant electricity) * conversion factor + heat (oil, gas, district heating, electricity) * conversion factor + district cooling * conversion factor.</p> <p>Conversion factors: 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</p> <p>If the energy source is not known, the highest conversion factor shall be used: 0.34473</p> <p>Hint: - Calculation period = for the previous year - Recognition of green electricity purchased only on presentation of recognised certificates (e.g. PPA) - Please use the same area measurement as for final energy consumption. - Energy consumption generated by data centres and e-charging stations may be deducted. The average value from the last survey was: 22.99 kg CO2e/m²a.</p>			<p>no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average</p>
<p>CLU II 1.10 all asset types 3. path in CRREM</p>	<p>Basic question: What are the total greenhouse gas emissions (kg CO2e/m²a) per year of the property?</p> <p>Info Procurement of consumption data: Greenhouse gas emissions include, in addition to carbon dioxide (CO2): - Methane (CH4) - nitrous oxide (N2O) - Fluorinated greenhouse gases (F-gases): hydrogen-containing hydrofluorocarbons (HFCs), perfluorinated hydrocarbons (PFCs), and sulphur hexafluoride (SF6)</p> <p>Hint: - In the future, the recording of the 3rd CRREM pathway will become more important. However, the question does not currently need to be completed to achieve the maximum score. - Please use the same area measurement as for the final energy consumption. - Technical gases measurable via weight measurement at the beginning and at the end (incl. entry in the test book) - After filling, the consumption of the greenhouse gas shall be distributed evenly over the years in which it escaped. (e.g. 10 litres in 2 years = 5 litres p.a.) - The table with the calculation factors for the climate-damaging gases can be found in the members' area</p>			<p>Value question</p>

Water Consumption				
CLU II 1.11 all asset types	Basic question: Is the water consumption data complete?		no information available not available partially extrapolated yes, complete	Single Choice
CLU II 1.12 all asset types	Basic question: At what intervals is the data collected?		no information available annually quarterly monthly daily	Single Choice
CLU II 1.13 Question only applies to: Hotel, Logistics, Office	Basic question: What is the annual water consumption (m ³ /m ² a) of the entire building? info: Area definition = entire building (BGF); Reference to calculation period = for the previous year Please note: - The average value of the last survey is given as a comparison value. - Please use the same area measurement as for the final energy consumption. The average value from the last survey was: 0.43 m ³ /m ² a		no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average	Single Choice
CLU II 1.13 Question only applies to: Retail High Street, Local suppliers, Retail parks, Shopping center	Basic question: What is the annual water consumption (m ³ /m ² a) of the entire building? info: Area definition = entire building (BGF); Reference to calculation period = for the previous year Please note: - The average value of the last survey is given as a comparison value. - Please use the same area measurement as for the final energy consumption. The average value from the last survey was: 0.47 m ³ /m ² a		no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average	Wertfrage
CLU II 1.13 Question only applies to: Residential, Care real estate, Social real estate	Basic question: What is the annual water consumption (m ³ /m ² a) of the entire building? info: Area definition = entire building (BGF); Reference to calculation period = for the previous year Please note: - The average value of the last survey is given as a comparison value. - Please use the same area measurement as for the final energy consumption. The average value from the last survey was: 0.98 m ³ /m ² a		no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average	Wertfrage
Waste Generation				
CLU II 1.14 all asset types	Basic question: Are the actual waste quantities available in full? (Residual waste and recycled waste) info: Recycling e.g.: paper, packaging, plastics, glass, biowaste, wood, metal (reference area for waste generation is rental space)		no information available not available quantity determination on the basis of waste: containers and number of empties	Single Choice
CLU II 1.15 Question only applies to: Hotel, Logistics, Office	Basic question: What is the annual waste volume (kg/m ² a) of the entire building for residual waste and recyclable waste? info: Recycling e.g.: Paper, packaging, plastics, glass, biowaste, wood, metal (reference area for waste volume is rental area) Please note: The average value of the last survey is given as a comparative value. The average value is: 4.93 kg/m ² a.		no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average	Value question
CLU II 1.15 Question only applies to: Retail High Street, Local suppliers, Retail parks, Shopping center	Basic question: What is the annual waste volume (kg/m ² a) of the entire building for residual waste and recyclable waste? info: Recycling e.g.: Paper, packaging, plastics, glass, biowaste, wood, metal (reference area for waste volume is rental area) Please note: The average value of the last survey is given as a comparative value. The average value is: 5.24 kg/m ² a.		no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average	Value question
CLU II 1.15 Question only applies to: Residential, Care real estate, Social real estate	Basic question: What is the annual waste volume (kg/m ² a) of the entire building for residual waste and recyclable waste? info: Recycling e.g.: Paper, packaging, plastics, glass, biowaste, wood, metal (reference area for waste volume is rental area) Please note: The average value of the last survey is given as a comparative value. The average value is: 4.05 kg/m ² a.		no information available < -35 % below the average +35 % to -35 % according to the average > 35 % above the average	Value question

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 information you have entered for final energy and CO2 emissions. (Entered/actual consumption values and depending on 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 information you have entered for final energy and CO2 emissions. (Entered/actual consumption values and depending on 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 information you have entered for final energy and CO2 emissions. (Entered/actual consumption values and depending on 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 information you have entered for final energy and CO2 emissions. (Entered/actual consumption values and depending on 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 all asset types</p> <p>Basic question: Consumption/data recording & control Which consumption points or system groups are present in the building?</p> <p>info: 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 Cooling systems General electricity consumers (main meter) District cooling Lighting Tenant electricity Refrigeration systems as interconnected systems Refrigeration systems ready to plug in (freezers) Heating systems Special consumers* E-charging stations Water Lifts and lift control Other</p>	Multiple Choice
<p>CLU III 1.2 all asset types</p> <p>Detailed question: Consumption/data collection What percentage of the consumption groups or consumption points are recorded with separate consumption meters?</p> <p>info: Average values are to be calculated. For example, if the refrigeration system is 50% and the charging station is 100%, then the average value is 75%.</p>		<p>no information available 0% 1-20% 21-40% 41-60% 61-80% 81-100%</p>	Single Choice
<p>CLU III 1.3 all asset types</p> <p>Detailed question: Smart metering What percentage of consumption groups or consumption points are recorded with smart metering systems / smart meters?</p> <p>info: Average values are to be calculated. For example, if the refrigeration system is 50% and the charging station is 100%, then the average value is 75%.</p>		<p>no information available 0% 1-20% 21-40% 41-60% 61-80% 81-100%</p>	Single Choice
<p>CLU III 1.4 all asset types</p> <p>Detailed question: Control/regulation What percentage of the consumption groups or points of consumption are controlled digitally (MSR/ DDC with BMS)?</p> <p>info: Average values are to be calculated. For example, if the refrigeration system is 50% and the charging station is 100%, then the average value is 75%.</p>		<p>no information available 0% 1-20% 21-40% 41-60% 61-80% 81-100%</p>	Single Choice

Shell & Technology				
CLU III 2.1 all asset types	Basic question: Facade What is the proportion of glazing or window areas? (without frame, without roof)		no information available up to 30 % 31 % to 50 % 51 % to 74 % 75 % to 100%	Single Choice
CLU III 2.1.1 all asset types	Basic question: Facade Please state the heat transfer coefficient. <i>info:</i> opaque components are to be considered		no information available < 0.2 0.2 - 0.399 0.4 - 0.8 > 0.8	Single Choice
CLU III 2.1.2 all asset types	Basic question: Facade What is the predominant structure of the window area?		no information available Single glazed windows (U-value: 5-6) Windows with insulation glazing (U-value: 2.5-3) Thermal insulation glazing or better (U-value: 1.2-1.5)	Single Choice
CLU III 2.1.3 all asset types	Basic question: Facade How high is the proportion of façade greening on the property?		no information available no greening available up to 10 % up to 30 % more than 30 %	Single Choice
CLU III 2.2 all asset types	Basic question: Building materials What materials is the roof mainly made of?		no information available Intensive roof greening Extensive roof greening Sealed surface	Single Choice
CLU III 2.3 all asset types	Basic question: Heating (hot water central) Which type of central heat generation is predominantly used for heating? <i>info:</i> Central heating systems are systems that supply an entire building or several (residential/commercial) units.		no information available None of the listed options Electricity heating Electricity heating covered via PV Heating oil Natural gas Central biomass heating system (on the basis of wood pellets, wood chips or logs) Solar collectors Geothermal heat exchanger Heat pump (brine-water, air-water or water-water) Heat pump operated with green electricity (brine-water, air-water or water-water) Combined heat and power plant operated with natural gas Combined heat and power plant powered by biogas (CO2 neutral) Combined heat and power plant operated with diesel Combined heat and power plant with bio-oil (e.g. rapeseed) (CO2 neutral) 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) Local heating with a primary energy factor > 0.7 Local heating with a primary energy factor ≤ 0.7 District heating with a primary energy factor > 0.7 District heating with a primary energy factor ≤ 0.7	Multiple Choice
CLU III 2.3.1 <i>Question only applies to: all asset types except residential</i>	Basic question: Heating (hot water decentralised) Which type of decentralised heat generation is predominantly used for heating?		no information available Electricity heating (radiators or fans)	Single Choice
CLU III 2.4 all asset types	Detailed question: Use of site-generated renewable energy (RE) for heat demand (heating + hot water). How large is the share of renewable energy generated on the property to cover the heat demand? <i>info:</i> Please indicate the percentage.		no information available 0% ≤15% 15 % - 30 % 31 % - 50 % > 50 %	Single Choice
CLU III 2.5 alle Assetklassen	Detailed question: Ventilation How is the building mainly ventilated?		no information available No ventilation necessary Natural ventilation is integrated via openings in building components or façades (e.g. opening windows). Mechanical ventilation is provided by efficient types, such as heat recovery, EC technology, etc. Demand-oriented speed control via frequency converter available CO2 and/or temperature-controlled free ventilation and night cooling Controlled, automatic ventilation control	Multiple Choice
CLU III 2.6 <i>Question only applies to: Hotel, Retail High Street, Logistics, Office, Residential, Local suppliers, Retail parks</i>	Basic question: Cooling/ air conditioning Which of the following statements regarding the generation and transfer of cooling can be agreed upon?		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	Multiple Choice
CLU III 2.6 <i>Question only applies to: Shopping Center</i>	Basic question: Cooling/ air conditioning Which of the following statements regarding the generation and transfer of cooling can be agreed upon?		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	Multiple Choice

<p>CLU III 2.6 <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 2.7 <i>all asset types</i></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?</p> <p><i>info:</i> Please estimate the percentage</p>		<p>no information available 0% > 0 % und < 15 % > 15 %</p>	<p>Single Choice</p>
<p>CLU III 2.8 <i>Question only applies to:</i> Hotel, Retail High Street, Logistics, Office, Residential, Local suppliers, Retail parks</p>	<p>Basic question: Green electricity Does the property use green electricity?</p> <p><i>info:</i> The following are considered to be green electricity purchases: Green electricity tariff of an electricity supplier with a recognised label (e.g. Grüner Strom, ok power) or Power Purchase Agreements (PPAs). Green electricity via certificates of origin or CO2 offsets is excluded.</p>		<p>no information available no, no green electricity is used 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 2.8 <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><i>info:</i> The following are considered to be green electricity purchases: Green electricity tariff of an electricity supplier with a recognised label (e.g. Grüner Strom, ok power) or Power Purchase Agreements (PPAs). Green electricity via certificates of origin or CO2 offsets is excluded.</p>		<p>no information available no, no green electricity is used for rental & common areas < 10 % for rental & common areas (10 % - 80%) for the entire location (> 80 %)</p>	<p>Single Choice</p>
<p>CLU III 2.8 <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?</p> <p><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 max. 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 (80% 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 2.9 <i>all asset types</i></p>	<p>Basic question: Lighting standard in the common areas* How is the lighting equipped/ designed?</p> <p><i>info:</i> *No shop (for shopping centres) or rental space (for residential)</p>		<p>no information available The lighting is equipped with LED technology The lighting control is dimmable and / or has a timer or motion detector</p>	<p>Multiple Choice</p>

Resources				
CLU III 3.1 all asset types	Basic question: Fossil fuels Is the building or parts of the building used for the extraction, storage, transport or processing of fossil fuels? <i>info:</i> - (petrol stations, market value of petrol stations must be considered separately). - Note: PAU criterion - Emergency power generators (emergency power supply systems) are not included.		no information available yes no	Single Choice
CLU III 3.2 all asset types	Basic question: Biodiversity Have there been any greening setbacks in the last 12 months?		no information available yes no there are no green areas	Single Choice
CLU III 3.3 all asset types	Basic question: Biodiversity Which of the following statements regarding biodiversity in the vicinity of buildings can be agreed upon?		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	Multiple Choice
CLU III 3.4 all asset types	Basic question: Water Which of the following statements regarding water as a resource can be agreed with? <i>info:</i> infiltration means that discharge into the sewage system is avoided.		no information available none the use of precipitation or grey water is taken into account in the technical building system water is infiltrated on less than 50% of the sealed surface area on the owner's own property water is infiltrated on more than 50% of the sealed surface area on the owner's own property	Multiple Choice
CLU III 3.5 <i>Question only applies to:</i> Hotel, Logistics, Office, Residential, Local suppliers, Retail parks, Care real estate, Social real estate	Basic question: Waste Which of the following statements regarding waste as a resource can be agreed upon?		no information available none Waste is billed according to the source (e.g. by weighing and billing the tenants) A disposal concept including optimisation of waste quantities and disposal routes has been implemented	Multiple Choice
CLU III 3.6 all asset types	Basic question: Refrigerant Are natural refrigerants used in the building?		no information available Gebäude mit passiven bzw. freien Kältesystemen No, non-natural refrigerants are used (z.B. R134a, R401a, R407c, etc.) Yes (e.g. ammonia, water, CO2)	Single Choice

User comfort			
<p>CLU III 4.1 Question only applies to: 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><i>Note:</i> In order to select an answer option, this option must apply to at least 51% of the area.</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</p>	Multiple Choice
<p>CLU III 4.1 Question only applies to: Residential</p>	<p>Basic question: Climate comfort in the workplace: temperature, fresh air/ ventilation, humidification Which facilities for individual control are predominantly available?</p> <p><i>Note:</i> In order to select an answer option, this option must apply to at least 51% of the area.</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 Sensor system for heating control (shuts down when window is opened)</p>	Multiple Choice
<p>CLU III 4.1 Question only applies to: Care real estate, Social real estate</p>	<p>Basic question: Climate comfort in the workplace: temperature, fresh air/ ventilation, humidification Which facilities for individual control are predominantly available?</p> <p><i>Note:</i> In order to select an answer option, this option must apply to at least 51% of the area.</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</p>	Multiple Choice
<p>CLU III 4.2 Frage gilt nur für: Wohnen</p>	<p>Basic question: Which window surfaces exposed to solar radiation are equipped with individually controllable external sun protection?</p> <p><i>Note:</i> Manual solutions are also allowed here.</p>	<p>no information available none less than 50% 50 % to 80 % more than 80%</p>	Multiple Choice
<p>CLU III 4.2.1 Question only applies to: 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 Question only applies to: 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 Question only applies to: 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 *some of the rooms* = rooms assigned to the main use.</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 Question only applies to: 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 *some of the rooms* = rooms assigned to the main use.</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 Question only applies to: 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 Barrier-free WC available to an appropriate extent and within reach (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) Barrier-free parking spaces</p>	Multiple Choice
<p>CLU III 4.3b Question only applies to: 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>	Multiple Choice

<p>CLU III 4.3b Question only applies to: 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 Question only applies to: 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 Question only applies to: 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 all asset types</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 (socket) for < 5 % of the parking spaces for bicycles and/or e-scooters and/or e-wheelchairs (min. 1) Electric charging station (socket) for > 5 % of the parking spaces for bicycles and/or e-scooters and/or e-wheelchairs</p>	<p>Single Choice</p>
<p>CLU III 4.5 all asset types</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 Nach Renovierung (nach GEG, z.B. §4, §8, §9, §10)</p>	<p>Single Choice</p>
<p>CLU III 4.6 Question only applies to: 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 (alternating current) AC & DC (mixed use) DC only (direct current)</p>	<p>Single Choice</p>
<p>CLU III 4.7 Question only applies to: 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 (measured according to type of use and location) 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 4.7 Question only applies to: 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 4.7 Question only applies to: 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 4.7 Question only applies to: 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 4.7 Question only applies to: Shopping Center</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 service / pump-up station</p>	<p>Multiple Choice</p>

<p>CLU III 4.8 <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>	Multiple Choice
<p>CLU III 4.8 <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 spaces/ park on property, in the form of a meeting area benches, tables, chairs, loungers integration areas (e.g. barbecue areas, communal areas) playground on own property playground nearby (max. 500m)</p>	Multiple Choice
<p>CLU III 4.8 <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 integration areas (e.g. barbecue areas, communal areas) art raised beds/ utility gardens</p>	Multiple Choice
<p>CLU III 4.8 <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>	Multiple Choice
<p>CLU III 4.9 <i>all asset types</i></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 inspection / inspection in a cycle greater than 2 years yes, inspection every 2 years yes, annual inspection</p>	Single Choice
<p>CLU III 4.10 <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>	Multiple Choice
<p>CLU III 4.10 <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>	Multiple Choice
<p>CLU III 4.10 <i>Question only applies to:</i> Shopping Center</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 children's play areas child-friendly design of toilet facilities</p>	Multiple Choice

<p>CLU III 4.11 Question only applies to: Hotel, Retail High Street, Logistics, Office</p>	<p>Basic question: User survey Is there a user survey for comfort assessment (thermal comfort, acoustics, etc.)? Info: 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>	Single Choice
<p>CLU III 4.11 Question only applies to: Residential</p>	<p>Basic question: User survey Is there a user survey for comfort assessment (thermal comfort, acoustics, etc.)? Info: 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>	Single Choice
<p>CLU III 4.11 Question only applies to: 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.)? Info: 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>	Single Choice
<p>CLU III 4.11 Question only applies to: Shopping Center</p>	<p>Basic question: User survey Is there a user survey for comfort assessment (thermal comfort, acoustics, etc.)? Info: 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>	Single Choice
<p>CLU III 4.12 Question only applies to: Residential</p>	<p>Basic question: Cellar/storage rooms Are cellar/storage rooms available? Info: For each flat individually</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>	Single Choice
<p>CLU III 4.13 Question only applies to: Residential</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) Info: 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>	Single Choice
<p>CLU III 4.14 Question only applies to: Residential</p>	<p>Basic question: Modernisation rent increase How high is the current modernisation allocation? Info: 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 no modernisation carried out modernisation charge 8% modernisation charge 6-7.99% modernisation charge 4-5.99% modernisation charge 0.1-4% modernisation charge 0%</p>	Single Choice
<p>CLU III 4.15 Question only applies to: Residential</p>	<p>Basic question: Affordable 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>	Single Choice
<p>CLU III 4.16 Question only applies to: Residential</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>	Single Choice
<p>CLU III 4.17 Question only applies to: Residential</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? Hint: For stock developments</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>	Single Choice
<p>CLU III 4.18 Question only applies to: Residential</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>	Single Choice
<p>CLU III 4.19 Question only applies to: Residential</p>	<p>Basic question: Social Support - repairs Are there craft areas/support on site in the neighbourhood for minor repairs?</p>		<p>no information available no Repair Coffee (for handicraft self-help, smaller repairs, possibly with a small workshop) further provision of space through e.g. small workshop</p>	Multiple Choice
<p>CLU III 4.20 Question only applies to: Residential</p>	<p>Basic question: Social Support - caretaker Is there social support in the neighbourhood (a social "caretaker") for tenant issues on site? (e.g. welfare and social assistance)</p>		<p>no information available no social support from the tenants social support from the tenants - with high response time (within 24 hours) social support - from outside (e.g. mobile help with regular office hours) social support - external (e.g. mobile help with regular office hours) with high response time (within 24 hours)</p>	Single Choice

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>	<p>Single Choice</p>
<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>	<p>Single Choice</p>
<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>	<p>Single Choice</p>
<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>	<p>Single Choice</p>
<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>	<p>Single Choice</p>

<p>CLU III 5.2 Question only applies to: Residential</p>	<p>Basic question: Floor plan / redesign (supporting structure) Is it possible to adapt the dwelling to changed conditions of use by simple structural measures? What type of floor plan exists? <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. *Free of supports in the floor plans: Rooms can be enlarged / combined without much effort.</p>	<p>no information available compact management of technology and supply media modular walls increase floor plan flexibility no pillars* in the floor plans</p>		<p>Multiple Choice</p>
<p>CLU III 5.2 Question only applies to: 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 5.2 Question only applies to: 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 5.3 Question only applies to: 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 5.3 Question only applies to: 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 5.3 Question only applies to: 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 5.3 Question only applies to: 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 5.4 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 es liegt keine Flächenermittlung vor there is an indication of the total area the corresponding floor plans with area designations are available die Flächenermittlung weist einen hohen Detaillierungsgrad auf (bspw. gem. glt. DIN 277: BGF, NRF, TF, VF und NUF 1-7, PIMS2) current, digital area recording is available (BIM - building information modeling)</p>		<p>Multiple Choice</p>
<p>CLU III 5.5 Question only applies to: 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)? <i>Info:</i> Reporting year is 01.01. to 31.12. of the previous year</p>	<p>no information available vacancy rate > 30 % vacancy rate > 15 % - < 30 % vacancy rate 0% - < 15 %</p>		<p>Single Choice</p>
<p>CLU III 5.5 Question only applies to: 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. Reporting year is 01.01. to 31.12. of the previous year</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 <i>Question only applies to:</i> Hotel, Retail High Street, Office, Local suppliers, Retail park, 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 < 400 m walking distance and transport stop < 15 Min. with public transport</p>	Single Choice
<p>CLU III 6.1 <i>Question only applies to:</i> Residential, 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 there is no public transport within a radius of 800m there is no public transport within 800m, but there are alternative mobility options (sharing apps, etc.) 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 <i>Question only applies to:</i> 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 there is no public transport several times a day hourly several times an hour</p>	Single Choice
<p>CLU III 6.2 <i>Question only applies to:</i> Hotel, Retail High Street, Office, Residential, Local suppliers, Care real estate, Social real estate</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 there is no public transport ≥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 6.2 <i>Question only applies to:</i> 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 there is no public transport ≥20-minute cycle <20-minute cycle</p>	Single Choice
<p>CLU III 6.3 <i>Question only applies to:</i> 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 gastroonomy services (ATM, petrol station, motel, etc.)</p>	Multiple Choice
<p>CLU III 6.3 <i>Question only applies to:</i> Hotel, 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 gastroonomy local supply services (cash machine, hairdresser, post office, etc.) medical care sports facilities / leisure (boules courts, trim trails, exercise facilities, etc.) parks/ green spaces leisure, art and culture kindergartens/ schools</p>	Multiple Choice
<p>CLU III 6.3 <i>Question only applies to:</i> Retail High Street, Local supplier</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 gastroonomy services (cash machine, hairdresser, post office, etc.) medical care sports facilities / leisure (boules courts, trim trails, exercise facilities, etc.) parks/ green spaces kindergartens/ schools retirement home / residential quarters</p>	Multiple Choice
<p>CLU III 6.3 <i>Question only applies to:</i> 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 gastroonomy service / retail medical care sports facilities / leisure (boules courts, trim trails, exercise facilities, etc.) kindergartens/ schools</p>	Multiple Choice

Measures in operation			
<p>CLU III 7.1 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: Efficient building management: operating parameters Are the operating parameters measured and used to improve the building ecology?</p> <p>Info: Outdoor temperature, outdoor humidity, wind direction, wind speed, precipitation amount, brightness, interfaces</p>		<p>no information available no 1-2 parameters 3-4 parameters 5-6 parameters</p> <p>Single Choice</p>
<p>CLU III 7.2.1 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> <p>Single Choice</p>
<p>CLU III 7.2.2 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> <p>Single Choice</p>
<p>CLU III 7.2.3 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 Optimisation potential identified and implemented through previous analysis</p> <p>Single Choice</p>
<p>CLU III 7.3 Question only applies to: Retail High Street, Office, Residential, Care real estate, Social real estate</p>	<p>Basic question: Tenant involvement Has there been any tenant involvement regarding sustainability issues in the current year?</p> <p>Info: - 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/ operator talks on sustainability events that address sustainability issues or training for tenants/ operators</p> <p>Multiple Choice</p>
<p>CLU III 7.3 Question only applies to: Local supplier, Retail parks, Shopping Center</p>	<p>Basic question: Tenant involvement Has there been any tenant involvement regarding sustainability issues in the current year?</p> <p>Info: - 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 tenant talks on sustainability joint sustainability projects in preparation (e.g. PV systems, electric charging stations) joint sustainability projects implemented</p> <p>Multiple Choice</p>
<p>CLU III 7.3 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>Info: - 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 7.4 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>Info: e.g. environmentally friendly consumables and cleaning materials, energy management/ optimisation proposals</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>

CLU III 7.5 all asset types	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?		no information available no yes, the necessary documentation is also available (e.g. system description, operating instructions, operator's manual)		Single Choice
CLU III 7.6 all asset types (except Residential)	Basic question: Green Leases - Coverage Are there any green leases as defined below? <i>Info:</i> Green leases based on ZIA specifications. Def. green lease: A green lease is a lease agreement aimed at sustainability which, due to its special design, is - flanked, where applicable, 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. A green lease therefore contains at least one provision on each of the aspects listed below: - Sustainable use and management of the leased property during operation, - reduction of waste, consumption and emissions, and - ecologically sound implementation of maintenance, modernisation and other construction measures. -> These regulations are not to be understood as information, but as a mutual obligation to comply.		no information available no for 50 to 79 % of the rental space for 80% or more of the rental space		Single Choice
CLU III 7.7 all asset types	Basic question: Sustainability strategy Is there a sustainability strategy for the property with targets and measurable/ verifiable goals 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.		no information available no yes, for at least 1 topic yes, for at least 2 topics yes, for 3 or more topics		Single Choice
CLU III 7.8 all asset types	Basic question: IT support - tenant communication 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)?		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		Single Choice
CLU III 7.8.1 all asset types	Basic question: EDV-Unterstützung Gebäudebetrieb/ Gebäudedaten Are the building records systematically recorded or is there an EDP-based portal for mutual communication?		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 filed automatically (smart meter)		Single Choice
CLU III 7.9 all asset types	Basic question: Maintenance strategy How is the maintenance strategy aligned?		no information available no defined maintenance strategy focus on value preservation fokus on resource conservation - Structural (material, recyclability, material register/reuse, etc.) focus on resource conservation - consumption (water, energy, waste, etc.) focus on CO2 reduction		Multiple Choice
CLU III 7.10 <i>Question only applies to:</i> Local suppliers, Retail parks, Shopping Center	Basic question: Systematic maintenance management Are the building records systematically recorded? <i>Info:</i> Systematic = digital		no information available no yes, CAFM system (or equivalent) with complete recording and description of technical installations is used (at the owner)		Single Choice
CLU III 7.11 <i>Question only applies to:</i> Local suppliers, Retail parks, Shopping Center	Basic question: Energy inspection of refrigeration systems (buildings) How often are energy inspections for air conditioning systems > 12 kW carried out beyond the cycle specified in §12 EnEV or equivalent?		no information available inspection according to statutory interval / at least every 10 years inspections are carried out more frequently than the statutory interval		Single Choice
CLU III 7.12.1 all asset types	Basic question: Does the building have at least one valid* building certificate/sustainability certification according to a recognised standard (e.g. BREEAM, DGNB, GEFMA 160, HQE, LEED, ÖGNI, etc.)? <i>Info:</i> *valid = certificate valid for the year under review of the survey (previous year)		no information available no yes, a valid* certificate is available yes, several valid* certificates are available		Single Choice
CLU III 7.12.2a all asset types	Detailed question: Which standard was used for the certification of the building?		no information available No certification available BREEAM DGNB LEED according to another, equivalent standard		Multiple Choice
CLU III 7.12.2b all asset types	Detailed question: If none of the previously listed standards were used: Please indicate which standard was used for the certification of the building.				Value question/ free text field
CLU III 7.12.2c all asset types	Detailed question: Which seal of approval was achieved in the building certification?				Value question/ free text field