

Corporate Carbon Footprint

Documentation for the calculation
Reporting year 2025

corporate carbon footprint.



CO₂ – a central lever for transformation.

Greenhouse gas emissions have come into focus with the **EU Green Deal**, driving regulatory and strategic decisions. By 2050, Europe aims to become climate-neutral. The real estate sector currently accounts for **approximately 37% of global CO₂-equivalent emissions**, placing significant responsibility on the industry. UBM regards it as part of its **corporate responsibility** to proactively engage with the environment and society, making measurable contributions toward decarbonization.

definition and relevance.

- The **Corporate Carbon Footprint** captures direct and indirect greenhouse gas emissions across the entire **value chain** of a company (in CO₂e).
- It is based on the **Greenhouse Gas Protocol**, which at minimum requires reporting Scope 1 and 2 emissions, along with relevant Scope 3 categories.
- A complete Scope 3 assessment is required for submissions to **Science Based Targets**.

benefits of CCF.



Compliance with regulatory requirements (e.g., CSRD)

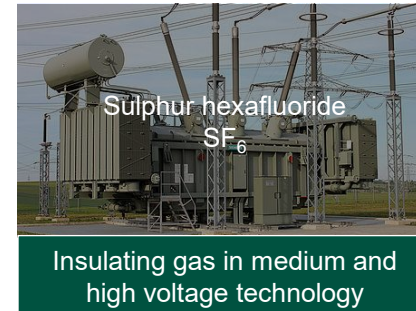
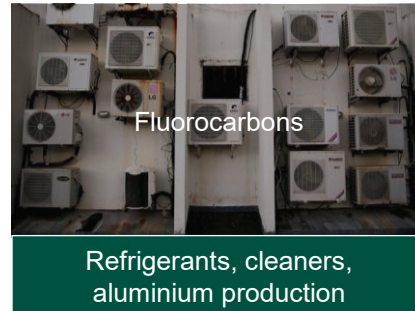
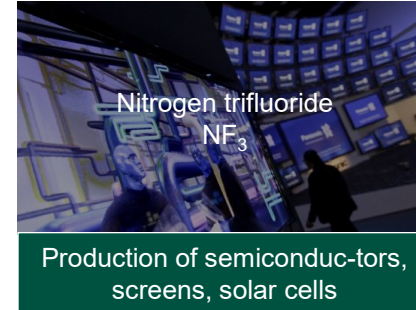
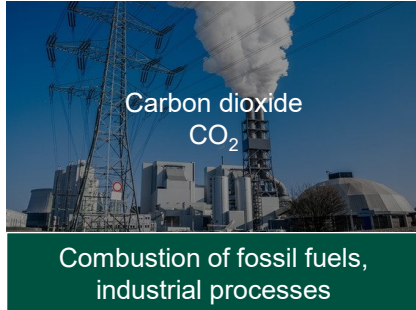


Identification of emission-intensive hotspots and target definition



Credible commitment against greenwashing

greenhouse gases. warm the earth.



Greenhouse gases differ in their global warming potential
(e.g., **methane is approximately 28 times** more potent than CO_2).
→ Standardized comparison through CO_2 -equivalents (CO_2e)

our corporate carbon footprint.

For the fourth consecutive year, we have calculated the complete Corporate Carbon Footprint (CCF) for the reporting year 2025.

This document transparently outlines the methodology, system boundaries, and results.

CCF as a management instrument.

The CCF assists us in identifying potential improvements and measuring progress toward achieving our goals. Objectives, measures, and key performance indicators are documented in the current ESG Report¹.

validation through science based targets.

Our ambitious, science-based climate goals have been validated by the **Science Based Targets initiative**. Based on these goals, we develop a specific **greenhouse gas (GHG) reduction pathway**.

methodological basis.

The presentation of results follows the guidelines of the scientifically based **Greenhouse Gas Protocol (GHG Protocol)** and the Guide to Scope 3 Reporting in Commercial Real Estate.

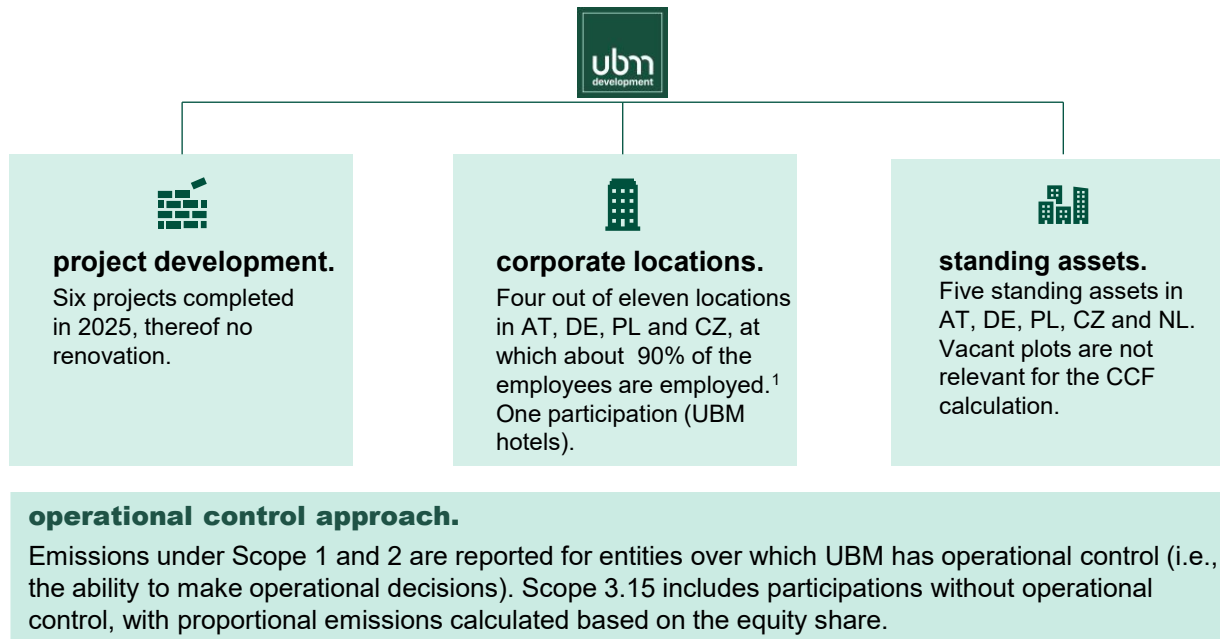


¹ Download at <https://www.ubm-development.com/esg-management/>

calculation details.

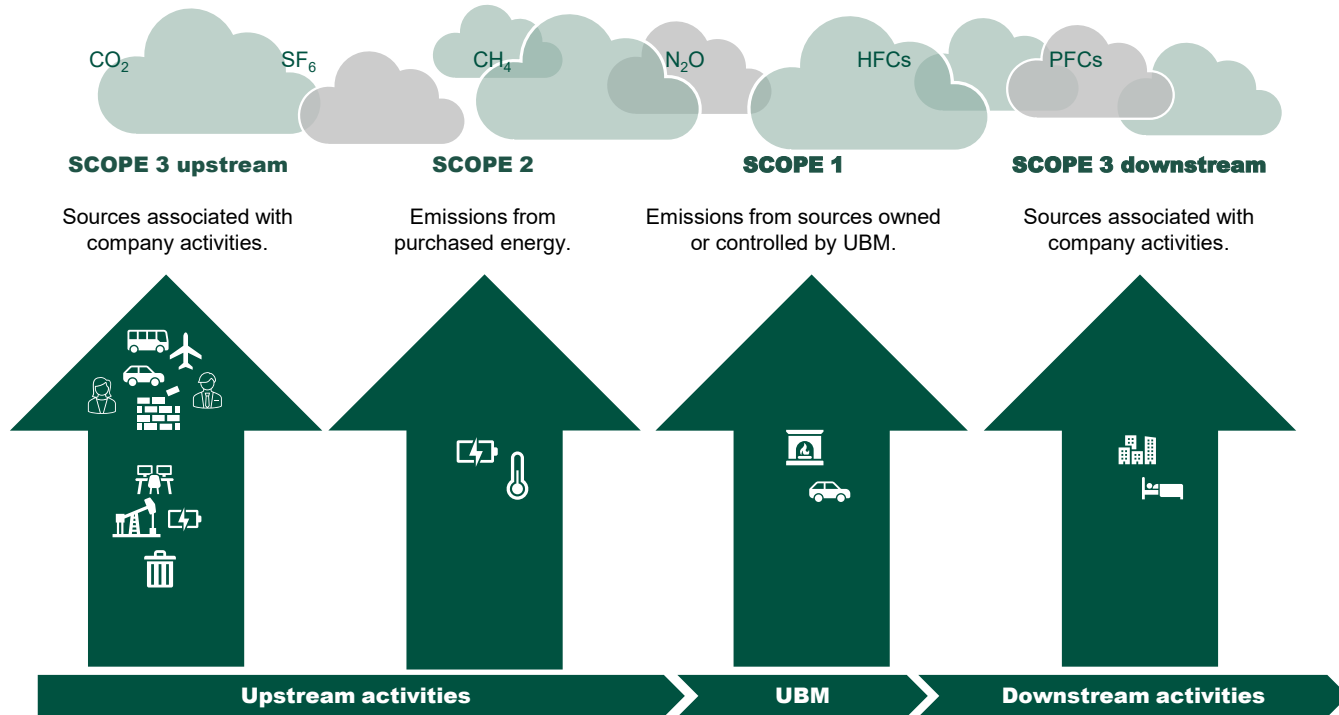
system boundaries.

The Corporate Carbon Footprint (CCF) of UBM Development includes emissions from the company as well as its participations.



¹ Cut-off threshold per location: at least 5 % of the total workforce must be employed at the location.

our corporate carbon footprint.



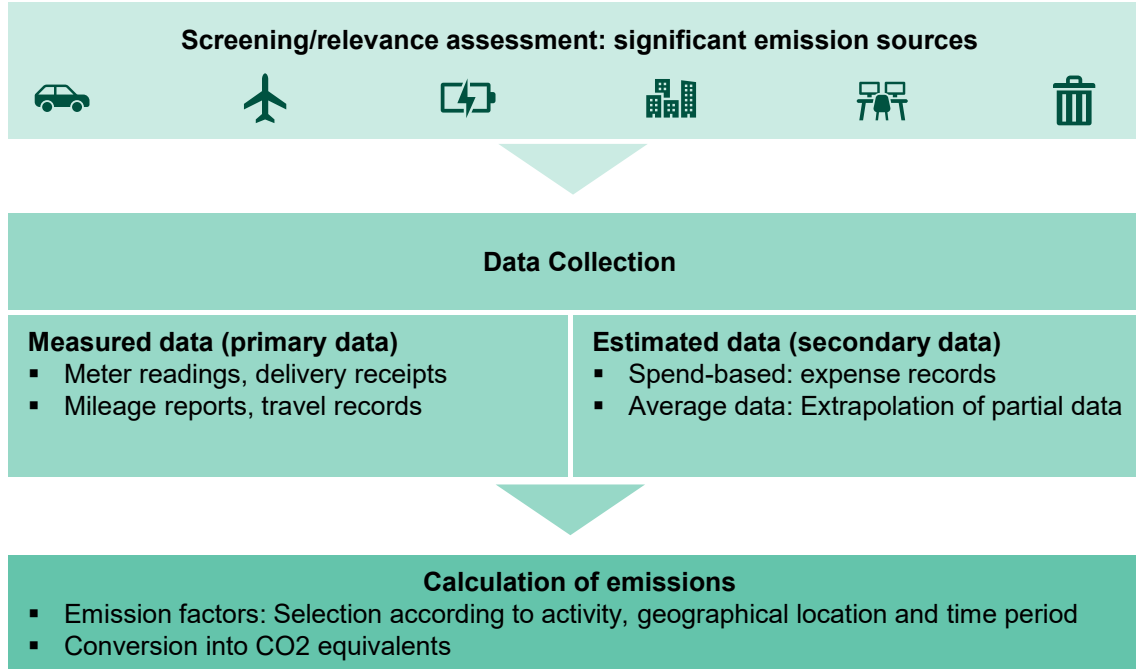
The GHG Protocol is the most widely used global standard for emissions accounting and reporting.



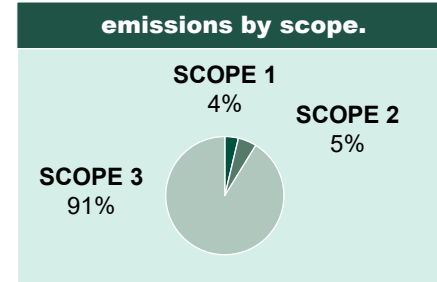
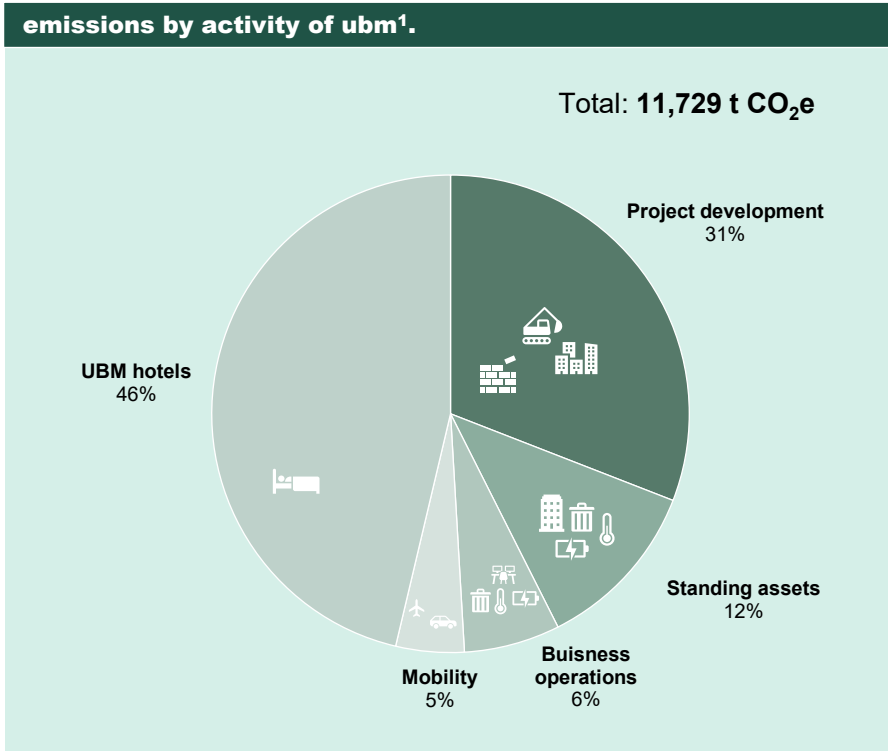
scope 3. relevance assessment.

Scope 3 category	Relevance assessment Scope 3 Guide ¹		Relevance for UBM
	Developer	Landlord	
3.1 Purchased goods & services	low	medium	✓
3.2 Capital goods	high	medium	✓
3.3 Energy-related emissions	medium	medium	✓
3.4 Upstream transport & distribution	medium	low	not relevant ²
3.5 Waste	low	low	✓
3.6 Business travel	low	low	✓
3.7 Employee commuting	low	low	✓
3.8 Leased property, plant and equipment	low	low	✓
3.9 Downstream transport & distribution	n/a	n/a	not relevant ³
3.10 Further processing of sold products	n/a	n/a	not relevant ³
3.11 Product use	high	low	✓
3.12 End of life of products sold	high	low	✓
3.13 Leased property, plant and equipment	low	high	✓
3.14 Franchises	n/a	n/a	not relevant ³
3.15 Investments	low	low	✓

GHG emissions. calculation.

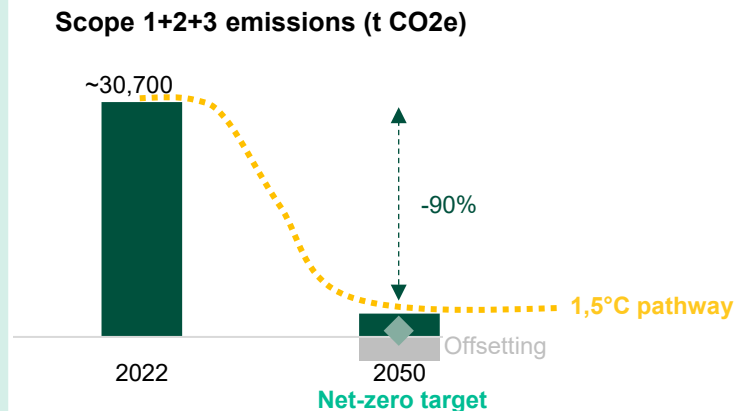
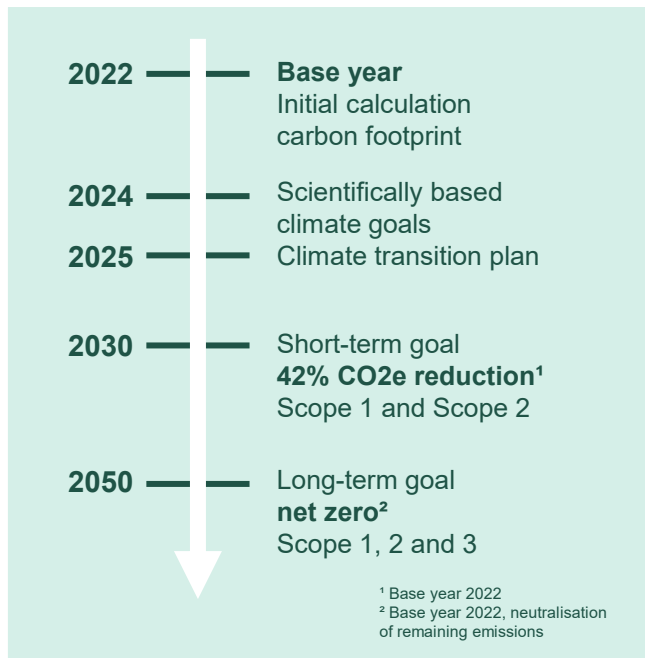


emissions at a glance.



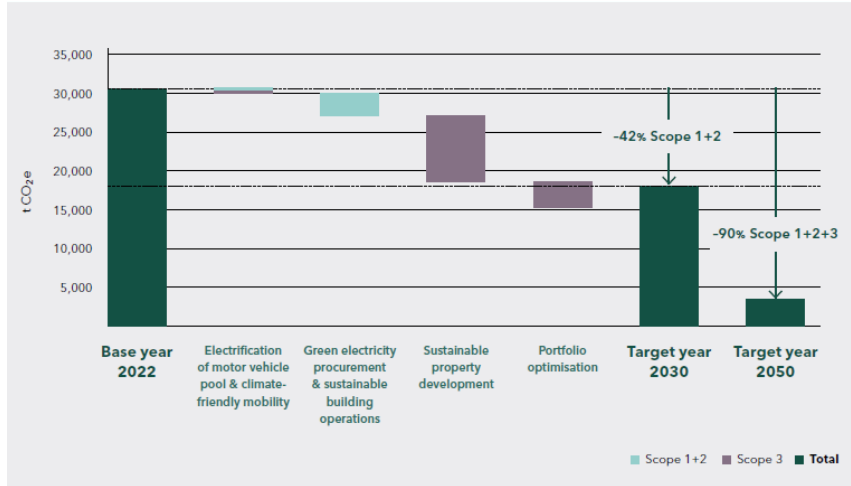
¹ Project development: 3.2 Embodied Carbon, 3.11, 3.12; Standing assets: 1, 2, 3.5, 3.13; Business operations: 1, 2, 3.1, 3.2 rest, 3.5, 3.8; Mobility: 1, 3.3, 3.6, 3.7, 3.8 rest; UBM hotels: 3.15

way forward. SBTi targets.

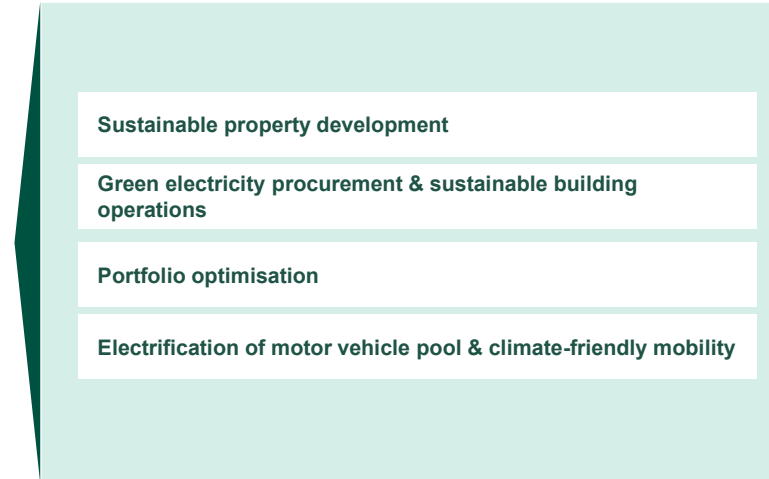


way forward. climate transition plan.

Decarbonisation plan



Emission reduction levers²



**results in
detail.**

scope 1 and 2. results.

This category includes all GHG emissions from sources that UBM owns or controls, plus emissions from purchased energy.



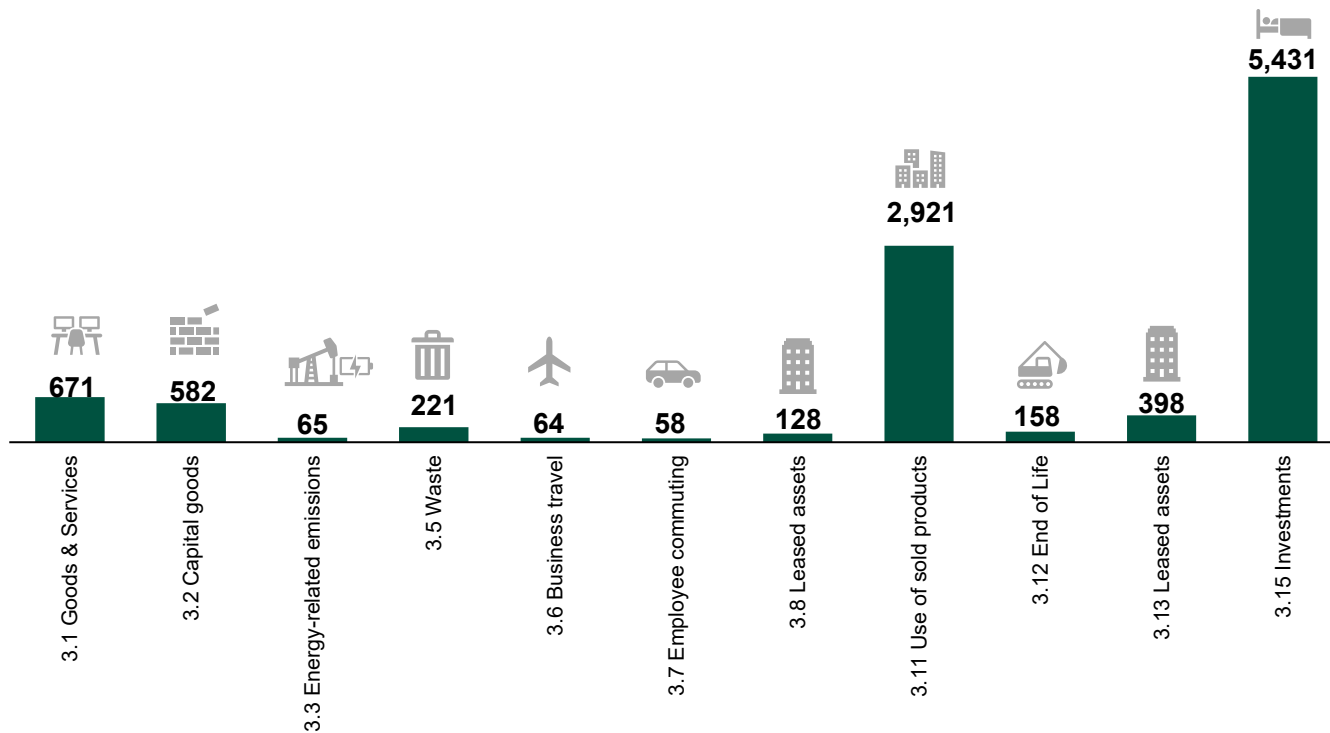
data collection approach.

Vehicles: Emissions from diesel and petrol used in company-owned vehicles are calculated using manufacturer-provided CO₂ factors and kilometers driven, following UBM's internal mobility reporting.

Energy (corporate locations/offices & standing assets): For electricity, heating/cooling, and natural gas where UBM selects the energy supplier, emissions are calculated via the ESG Cockpit using ecoinvent emission factors. In cases where UBM does not choose the energy supplier, reporting is done under Scope 3.8 or 3.13.

Category	Emissions (t CO ₂ e)
Electricity consumption standing assets	10
Heating & cooling consumption standing assets	564
Natural gas consumption standing assets	200
Diesel & petrol for company-owned vehicles	235
Electricity consumption corporate locations	10
Heating & cooling consumption corporate locations	12

scope 3. details.



scope 3.1. purchased goods & services.

This category includes emissions from the production or extraction, processing, and transport of purchased goods and services purchased in the reporting year.



data collection approach.

Spend-based assessment of the purchase of goods and services, applying DEFRA emission factors, adjusted for inflation.

Category	Emissions (t CO ₂ e)
Legal services, consulting, financial services	359
Advertising & market research services	231
Other professional, scientific & technical services	45
Real estate services	1
Education services	7
Waste collection, treatment and disposal services	0
Food and beverage serving services	1
Repair	5
Services to buildings and landscape	22
Security and investigation services	0

scope 3.2. capital goods.

This includes emissions from the production or extraction, processing, and transport of purchased capital goods (tangible goods or services) purchased in the reporting year.



data collection approach.

Materials used in projects: Calculation based on life cycle assessments (where available) or external expert estimates based on life cycle assessments for materials used in projects (embodied carbon).

Other Capital Goods: Spend-based assessment of the purchase of other capital goods, applying DEFRA emission factors, adjusted for inflation.

Category	Emissions (t CO ₂ e)
Materials used in projects	546
Computer programming, consultancy and related	36
Furniture	0

scope 3.3. energy-related emissions.

This category includes emissions associated with the production of fuels and energy that were purchased and consumed during the reporting year but do not fall under Scope 1 or 2 (extraction, production, and transport of fuels and combustibles).



data collection approach.

The calculation of upstream energy-related emissions is carried out in the ESG Cockpit using ecoinvent factors. The basis for the calculation is the energy consumption data recorded in the tool (fuels used for company-owned vehicles).

Category	Emissions (t CO ₂ e)
Energy-related emissions	65

scope 3.5. waste.

This category includes emissions related to the treatment and disposal of waste resulting from the company's own business activities.



data collection approach.

The basis for the calculation is waste data provided to UBM by the respective service providers. For locations that (still) lack primary data, an extrapolation is carried out – based on the number of employees (for corporate sites) and square meter surface area (for standing assets). This applies to sites in Germany (excluding Berlin) where complete data is not yet available. Emission calculations are performed via the ESG Cockpit using ecoinvent factors.

Category	Emissions (t CO ₂ e)
Waste in standing assets	196
Waste in corporate locations	26

scope 3.6. business travel.

This category includes emissions from business travel by employees using means of transport not owned or operated by UBM – particularly air and rail travel.



data collection approach.

Air Travel: Analysis of flights booked through the company's travel agency used for business trips.

Rail Travel: Analysis of train bookings (travel expense reports for self-booked rail trips by employees, including data from ÖBB and DB*).

Business Travel with Private Vehicles: Evaluation of business trips taken with private vehicles based on mileage reimbursement records.

Emission calculations are performed using the ESG Cockpit and ecoinvent factors.

Category	Emissions (t CO ₂ e)
Flight emissions	62
Business trip emissions	1
Train emissions	2

* DB data for 2025 is not yet available; an in-depth analysis is currently underway.

scope 3.7. employee commuting.

This category includes emissions generated from employee transportation between their place of residence and the workplace – particularly through the use of private vehicles and public transportation.



data collection approach.

The calculation is based on a company-wide employee survey on commuting behavior¹ and uses emission factors from the German Federal Environment Agency (Umweltbundesamt DE). Considered in the calculation are the number of employees, the number of commuting days, the average commuting distance, and the mode of transport chosen (private vehicle, public transport, bicycle/on foot).

Category	Emissions (t CO ₂ e)
Employees' cars	37
Public transport	21

¹ Survey conducted among all employees in 2025, 117 responses

scope 3.8. upstream leased assets.

This category includes emissions from the operation of buildings, machinery, and vehicles not owned by UBM, but leased or rented by the company during the reporting year.



data collection approach.

Leased company vehicles (Diesel & Petrol): Emissions are calculated based on CO₂ factors provided by manufacturers and kilometers driven, as reported through internal mobility reporting.

Energy consumption at rented corporate locations (offices): Where the landlord selects the energy suppliers, emissions from electricity, heating, and cooling consumption are calculated via the ESG Cockpit using ecoinvent factors. For locations where UBM selects the energy suppliers, emissions are reported under Scope 1 or Scope 2.

Category	Emissionen (t CO ₂ e)
Leased company vehicles	120
Heating & cooling rented corporate locations	5
Electricity rented corporate locations	3

scope 3.11. use of sold products.

This category includes emissions resulting from the energy required for the proper use of the product during its usage phase.



data collection approach.

Emissions from the operation of sold projects or buildings (excluding renovations) over their entire life cycle are calculated based on the respective energy performance certificates. A linear reduction in annual emissions is assumed, aligned with the goal of climate neutrality by 2050. Values from the energy performance certificates are captured in the ESG Cockpit, and calculations are performed using ecoinvent factors.

Category	Emissions (t CO ₂ e)
LeopoldQuartier BPL A	1,200
LeopoldQuartier BPL C	204
Village im Dritten BF 11A	179
Village im Dritten BF 9A	383
Village im Dritten BF 9B	314
Zollhafen Rheinwiesen	641

scope 3.12. end of life.

This category includes emissions generated at the end of the product life cycle through disposal and further processing. All projects sold during the reporting year are considered.



data collection approach.

In life cycle assessments (LCAs), emissions from disposal are typically recorded in modules C1–C4. Some of the LCAs available to UBM show negative emissions in these modules, which, according to the GHG Protocol, may not be credited in the Corporate Carbon Footprint (CCF). Therefore, UBM currently reports zero emissions for these projects. The availability of corresponding data is expected to improve in the future.

Category	Emissions (t CO ₂ e)
LeopoldQuartier BPL A	102
LeopoldQuartier BPL C	26
Village im Dritten BF 11A	7
Village im Dritten BF 9A	6
Village im Dritten BF 9B	13
Zollhafen Rheinwiesen	5

scope 3.13. downstream leased assets.

This category includes emissions from the operation of buildings, machinery, and vehicles that are owned by the company but leased or rented out to third parties.



data collection approach.

For rented out standing assets where tenants choose their energy suppliers (electricity, heating, cooling), emissions are calculated via ESG Cockpit using ecoinvent factors. Emissions from standing assets where UBM selects the energy suppliers are reported under Scope 1 or Scope 2.

Category	Emissions (t CO ₂ e)
Energy consumption of leased standing assets	398

scope 3.15. investments.

This category includes the proportional emissions from business activities of investments made by the reporting company.



data collection approach.

UBM holds a 51% stake in UBM hotels. Emissions are calculated based on energy consumption in the hotels (electricity, heating, cooling, waste). Calculations are done using ecoinvent emission factors. Reported emissions are proportional to UBM's ownership share.

Category	Emissions (t CO ₂ e)
Energy consumption UBM hotels	5,431



references.

Emission factors

DEFRA (2020). SIC Multipliers 2020.

ecoinvent data base (in ESG Cockpit)

Federal Environment Agency Germany (2023). Emissions in passenger transport.