

# **Corporate Carbon Footprint**

Documentation for the calculation

Reporting year 2023

# about the corporate carbon footprint.

## CO<sub>2</sub>. the currency of our time.

Greenhouse gases are becoming increasingly important, not least due to the **EU Green Deal**. Europe is set to become the world's first climate-neutral continent by 2050. Around **37%** of global CO<sub>2</sub> emissions are caused by the property sector alone - it therefore plays a significant role. UBM therefore sees it as part of its **responsibility** towards the environment and society to play an active role.

## the carbon footprint of a company.

- The Corporate Carbon Footprint provides an overview of a company's direct and indirect **greenhouse gas emissions** in tonnes of CO<sub>2</sub>e along the entire **value chain**.
- According to the **Greenhouse Gas Protocol**, at least Scope 1 and 2 are considered, and relevant Scope 3 categories should also be included.
- The submission of **Science Based Targets** requires the consideration of all Scope 3 categories.

## benefits of the corporate carbon footprint.



Fulfilment of reporting obligations (CSRD)

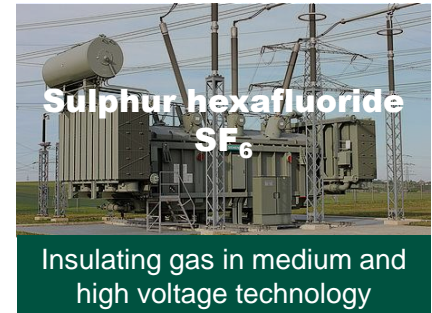
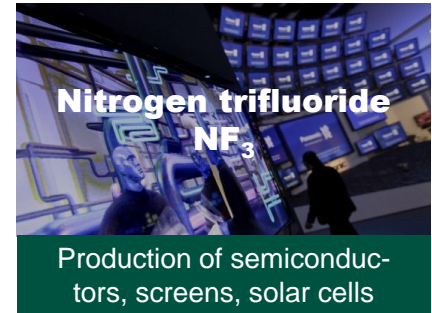
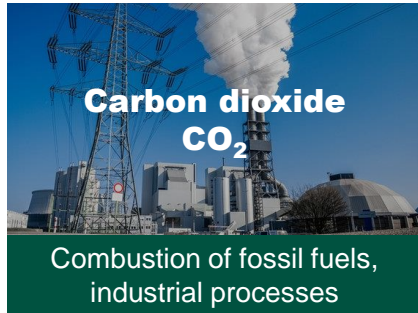


Identification of hot spots, target definition



Credible commitment against greenwashing

# greenhouse gases. warm the earth.



GHGs have different global warming potentials (e.g. methane is about 28 times more potent than CO<sub>2</sub>).  
→ Common unit: CO<sub>2</sub> equivalents (CO<sub>2</sub>e)

# corporate carbon footprint. ubm.

**We collected our second complete CCF for the 2023 reporting year. This document provides a transparent explanation of the methodology, system boundaries and results.**

Based on the CCF, we can identify **potential for improvement** and measure **progress** in achieving our targets. Details on our targets, measures and key figures in the area of ESG can be found in the ESG report<sup>1</sup>.

Furthermore, our ambitious science-based climate targets have been validated by the **Science Based Targets initiative** and we are developing a concrete GHG reduction pathway.

The results are presented in accordance with the requirements of the science-based **Greenhouse Gas Protocol** (GHG Protocol) and the Guide to Scope 3 Reporting in Commercial Real Estate.

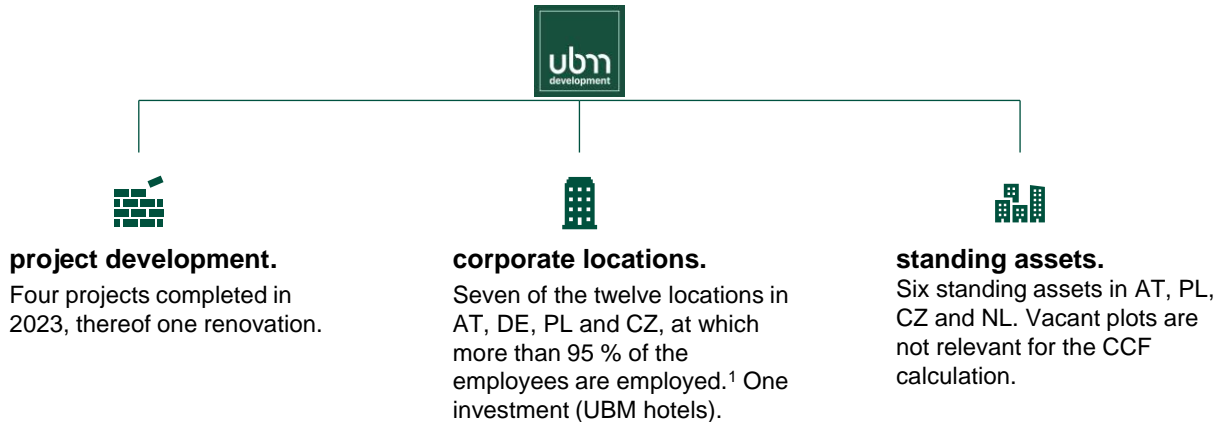


<sup>1</sup> Download at [www.ubm-development.com/esg-management](http://www.ubm-development.com/esg-management)

**calculation  
details.**

# system boundaries.

This CCF covers the issues of UBM Development including its investments.

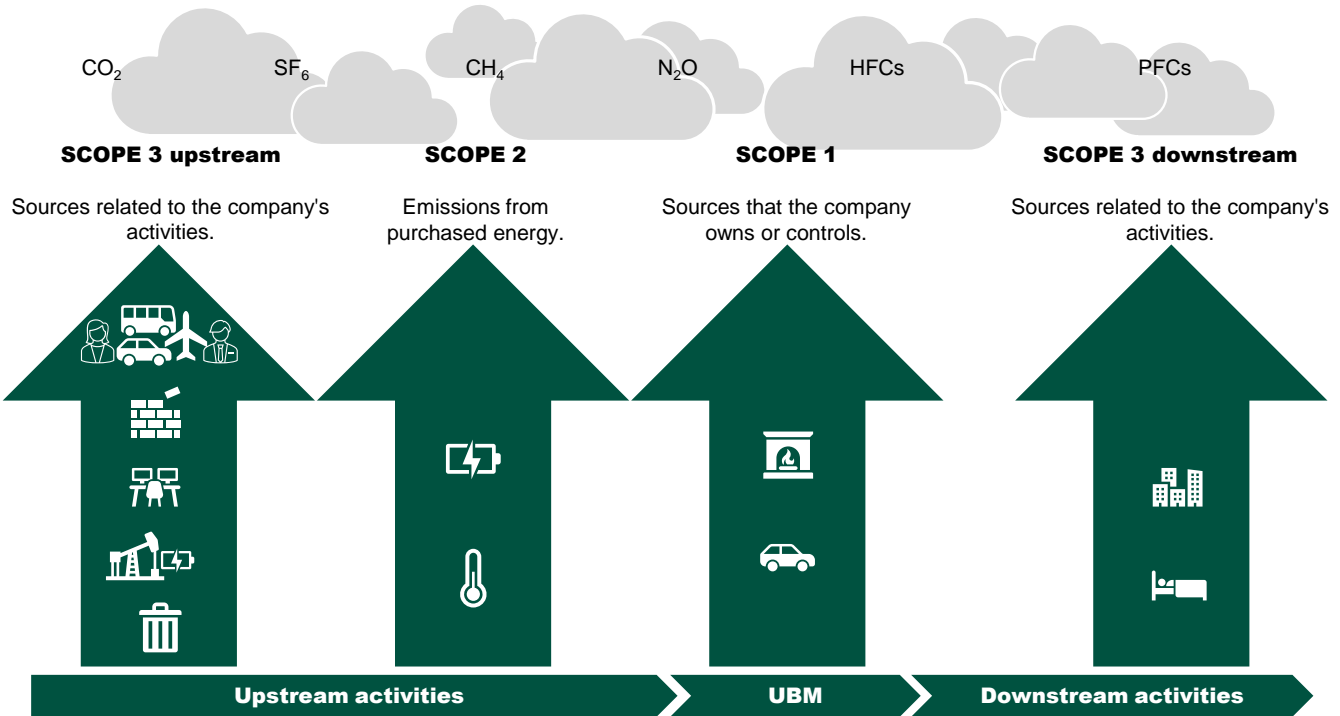


## operational control approach.

In Scope 1 and 2, the issues of those companies over which UBM has operational control (i.e. can make operational decisions) are reported. In Scope 3.15, external investments over which UBM has no operational control are reported (with the percentage of the investment).

<sup>1</sup> Cut-off threshold per location: at least 5 % of the total workforce must be employed at the location

# corporate carbon footprint. ubm.



The Greenhouse Gas Protocol is the most widely used global standard for calculating and reporting emissions.

# scope 3. relevance assessment.

Scope 3 category	Relevance assessment Scope 3 Guide <sup>1</sup>		Relevance for UBM
	Entwickler	Vermieter	
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 <sup>2</sup>
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 <sup>3</sup>
3.10 Further processing of sold products	n/a	n/a	not relevant <sup>3</sup>
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 <sup>3</sup>
3.15 Investments	low	low	✓

<sup>1</sup> UK Green Building Council (2019): Guide to Scope 3 Reporting in Commercial Real Estate. <sup>2</sup> Transport is commissioned indirectly via subcontractors and is included in 3.1 and 3.2. <sup>3</sup> No downstream transport and no further processing of the products sold (property projects), no franchises



# ghg emissions. calculation.

## Screening/relevance assessment: significant emission sources



## Data collection

### Measured data (primary data)

- Meter readings, delivery receipts
- Mileage reports, travel records

### Estimated data (secondary data)

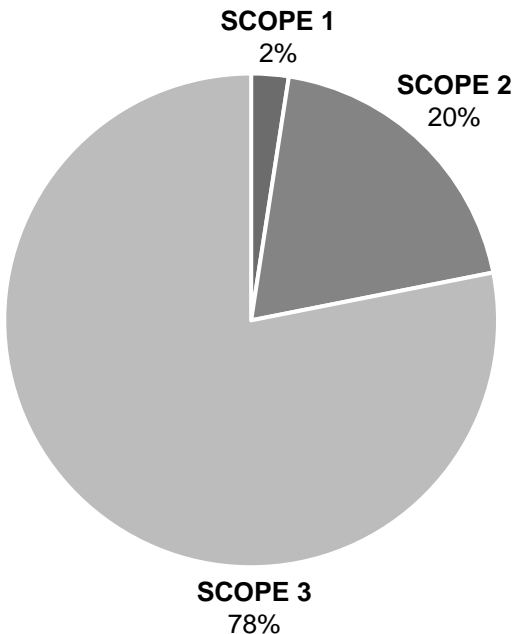
- Spend-based: expense records
- Average data: Extrapolation of partial data

## Calculation of emissions

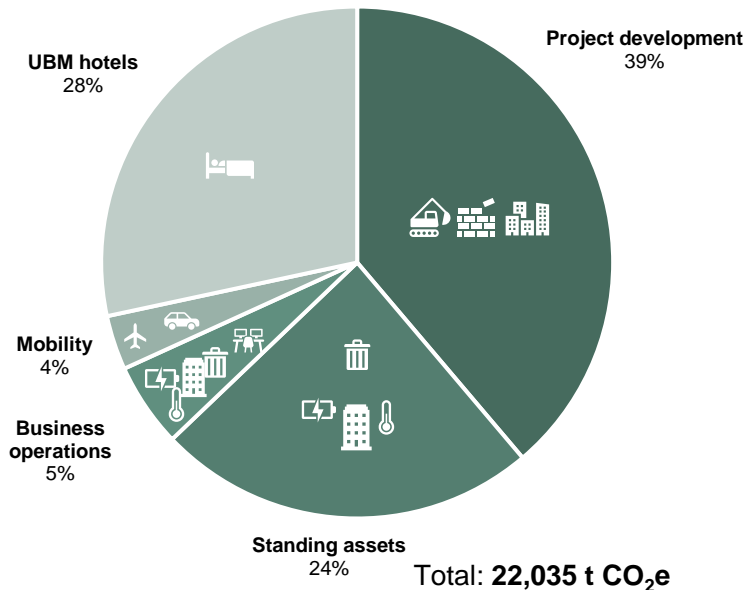
- Emission factors: Selection according to activity, geographical location and time period
- Conversion into CO<sub>2</sub> equivalents

# emissions at a glance.

emissions by scope.



emissions by activity of ubm<sup>1</sup>.

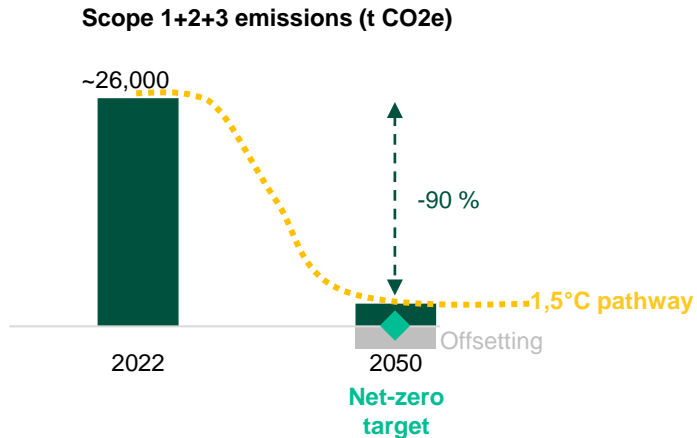


<sup>1</sup> Project development: 3.2 Embodied Carbon, 3.11, 3.12; Standing assets: 1, 2, 3.5, 3.13; Business operations: 1, 2, 3.1, 3.2 rest, 3.5, 3.8; Mobility: 1, 3.3, 3.6, 3.7, 3.8 rest; UBM hotels: 3.15

## Science-based targets

<b>Near-term 2030</b>	<b>42% reduction of scope 1+2 emissions</b> (Basis: 2022)
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<b>Long-term 2050</b>	<b>Net-zero:</b> <b>90% reduction of scope 1+2+3 emissions</b> (Basis: 2022) Offsetting of unavoidable emissions from 2050
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## Implementation

 Increase share of timber construction	 Increase renewable energies	 Increase energy efficiency (BMS)
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The detailed catalogue of objectives and measures is described in detail in the current ESG report and is available for download: [www.ubm-development.com/de/esg-management/](http://www.ubm-development.com/de/esg-management/)

**results in detail.**

# scope 1 and 2. results.

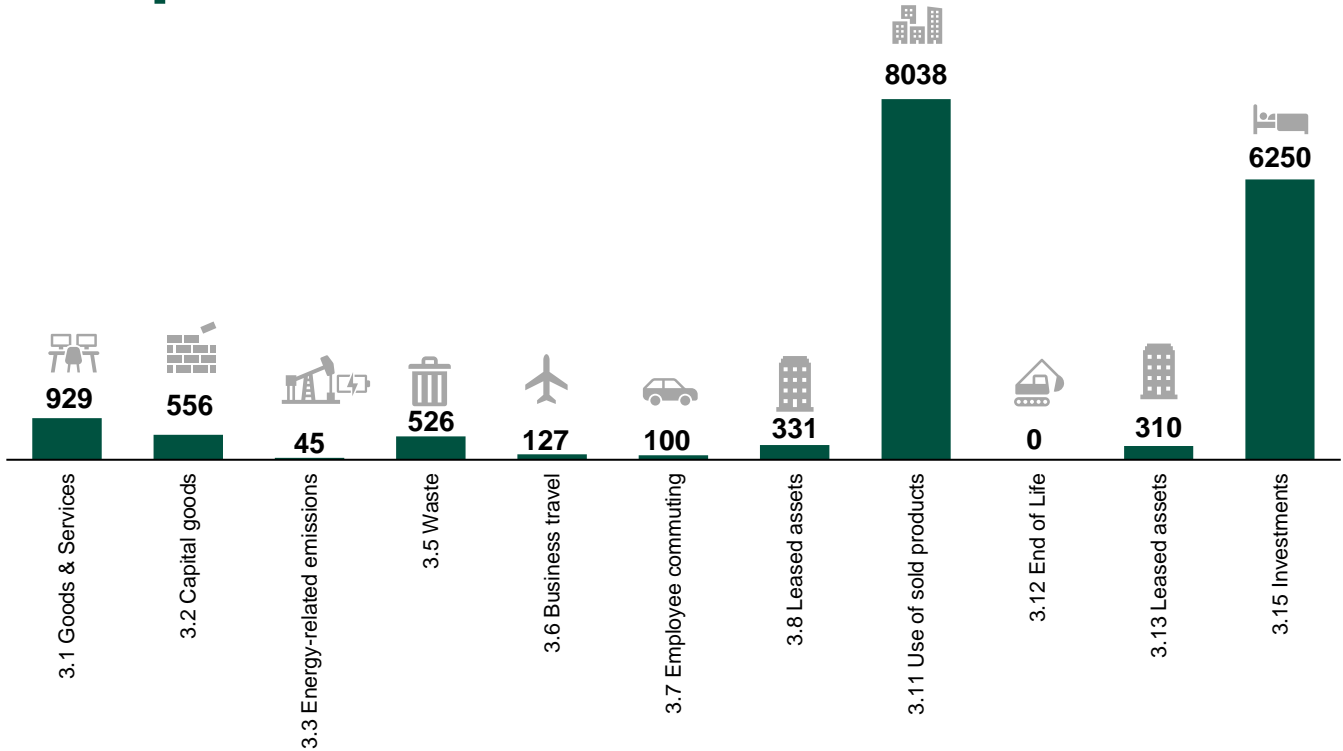
Emissions from sources that the company owns or controls, as well as emissions from purchased energy.

## **i** data collection approach.

The emissions associated with the operation of the company's own vehicles (diesel & petrol) are calculated using the CO<sub>2</sub> factors from the manufacturer's specifications and the kilometres driven according to UBM's internal mobility reporting. For energy consumption (electricity, heating & cooling) in corporate locations (offices) and portfolio properties where UBM decides on the energy supplier, the emissions are calculated in the ESG cockpit using the ecoinvent factors (the emissions from offices and portfolio properties for which UBM does not choose the energy supplier are reported in Scope 3.8 and 3.13).

Category	Emissions (t CO <sub>2</sub> e)
Electricity consumption standing assets	3,067
Heating & cooling consumption standing assets	1,184
Natural gas consumption standing assets	362
Diesel & petrol for company-owned vehicles	169
Heating & cooling consumption corporate locations	25
Electricity consumption corporate locations	17

# scope 3. details.



# scope 3.1. acquired goods & services.

Emissions from the production or extraction, processing and transport of purchased goods and services purchased in the reference year.

## **i** data collection approach.

Expenditure-based assessment of the purchase of goods and services, use of DEFRA emission factors (taking inflation into account).

Category	Emissions (t CO <sub>2</sub> e)
Legal services, consulting, financial services	484
Advertising & market research services	309
Other professional, scientific & technical services	78
Real estate services	20
Education services	16
Waste collection, treatment and disposal services	8
Food and beverage serving services	7
Repair	5
Services to buildings and landscape	1
Security and investigation services	1

## scope 3.2. capital goods.

Emissions from the production or extraction, processing and transport of purchased capital goods (tangible goods or services) purchased in the reference year.

### **i** data collection approach.

Life cycle assessments (where available) or external expert estimates based on life cycle assessments for materials used in projects (embodied carbon). Expenditure-based assessment of other purchases of capital goods, use of DEFRA emission factors (taking inflation into account).

Category	Emissions (t CO <sub>2</sub> e)
Materials used in projects	513
Computer programming, consultancy and related	38
Furniture	5



# scope 3.3. energy-related emissions.

Emissions associated with the production of fuels and energy purchased and consumed in the reporting year that do not fall under Scope 1 or 2 (extraction, production and transport of fuels and combustibles).



## **data collection approach.**

The upstream energy-related emissions are calculated in the ESG cockpit using ecoinvent factors based on the energy consumption entered in the tool (fuels for company-owned vehicles).

Category	Emissions (t CO <sub>2</sub> e)
Energy-related emissions	45

## scope 3.5. waste.

Emissions in connection with the treatment and disposal of waste resulting from our own business activities.

### **i** data collection approach.

This is based on the waste analyses that UBM receives from the respective providers or extrapolations of this data (by number of employees for corporate locations and m<sup>2</sup> for standing assets) for those locations and standing assets for which no primary data is (yet) available (this concerns the corporate locations in Germany excluding Berlin). Emissions are calculated in the ESG cockpit using ecoinvent factors.

Category	Emissions (t CO <sub>2</sub> e)
Waste in standing assets	378
Waste in corporate locations	148

## scope 3.6. business travel.

Emissions from employees travelling on business in vehicles that are not owned or operated by UBM (in particular flights, rail).

### **i** data collection approach.

This is based on the evaluation of the flights booked by the travel agency through which the business trips are booked, the analysis of booked train journeys (expense reconciliation for self-booked train travels by employees, analysis of ÖBB and DB\*) as well as the evaluation of business trips using employee-owned vehicles (mileage reimbursement calculation). Emissions are calculated in the ESG cockpit using ecoinvent factors.

Category	Emissions (t CO <sub>2</sub> e)
Flight emissions	117
Business trip emissions	9
Train emissions	1

\*The DB data for 2023 is not yet available; intensive work is underway to analyse.

## scope 3.7. employee commuting.

Emissions caused by the transport of employees between their homes and their workplace (in particular private cars, public transport).

### **i** data collection approach.

UBM-wide employee survey on commuting behaviour<sup>1</sup>, emissions are calculated using factors from the Federal Environment Agency of Germany based on the number of employees, number of commuting days, average commuting distance and choice of means of transport (employees' cars, public transport, bicycle/walking).

Category	Emissions (t CO <sub>2</sub> e)
Employees' cars	60
Public transport	40

<sup>1</sup> Survey among all employees in 2023, 156 responses

## scope 3.8. upstream leased assets.

Operation of buildings, machinery and vehicles that are not owned by the company but were rented or leased by the company in the reference year.

### **i** data collection approach.

The emissions associated with the operation of leased company cars (diesel & petrol) are calculated using the CO<sub>2</sub> factors from the manufacturer's specifications and the kilometres driven according to UBM's internal mobility reporting. For energy consumption (electricity, heating & cooling) in rented corporate locations (offices), where the landlords decide on the energy suppliers, the emissions are calculated in the ESG cockpit using the ecoinvent factors (the emissions of the offices for which UBM chooses the energy supplier are reported in Scope 1 and 2).

Category	Emissions (t CO <sub>2</sub> e)
Leased company vehicles	319
Heating & cooling rented corporate locations	8
Electricity rented corporate locations	4

# scope 3.11. use of sold products.

Emissions caused by the energy input for the proper use of the product during the utilisation phase.

## **i** data collection approach.

Emissions from the operation of the projects/buildings sold (no renovations) are calculated over the life cycle in accordance with energy certificates (assumption: linear decrease in annual emissions due to the achievement of climate neutrality by 2050). The values from the energy certificates are entered in the ESG cockpit and the emissions are calculated using ecoinvent factors.

Category	Emissions (t CO <sub>2</sub> e)
Arcus City	3,550
Gmunder Höfe	2,341
Rankencity	2,147

## scope 3.12. end of life.

Emissions from the disposal and further processing of products at the end of their life cycle for all products sold in the reporting year.

### **i** data collection approach.

In principle, disposal is dealt with in the C1-C4 modules in life cycle assessments.

In the life cycle assessments available to UBM, negative emissions are reported in modules C1-C4, but these may not be included (credited) in the CCF in accordance with the GHG Protocol. UBM is therefore currently reporting zero emissions; data availability is to be improved in future.

# scope 3.13. downstream leased assets.

Operation of buildings, machinery and vehicles owned by the company but leased or rented to external companies/individuals.

## **i** data collection approach.

Energy consumption (electricity, heating & cooling) in rented standing assets where the tenants decide on the energy suppliers (the emissions of the standing assets for which UBM chooses the energy supplier are reported in Scope 1 and 2). Emissions are calculated in the ESG cockpit using the ecoinvent factors.

Category	Emissions (t CO <sub>2</sub> e)
Energy consumption of leased standing assets	310



## scope 3.15. investments.

Proportionate emissions from the business activities of investments made by the company.

### **i** data collection approach.

UBM has a 50% stake in UBM hotels. Emissions are calculated on the basis of energy consumption (electricity, heating and cooling) in the hotels using the ecoinvent factors. The emissions reported by UBM reflect the percentage shareholding.

Category	Emissions (t CO <sub>2</sub> e)
Energy consumption UBM hotels	6,250

# references.

## **Emission factors**

DEFRA (2020). SIC Multipliers 2020.

ecoinvent data base (in ESG Cockpit)

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