




DGNB SYSTEM

CRITERIA SET BUILDINGS IN USE

Version 2026



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Version: 2026, based on the German 1st edition

Publisher: German Sustainable Building Council – DGNB e. V., DGNB e.V., Tübinger Straße 43, 70178 Stuttgart

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Foreword



Dear certification enthusiasts, DGNB Auditors and ESG Managers,

the discussion about sustainability in the building sector is still too closely linked to new construction. However, the future-oriented use of existing buildings is at least as important a task – whether in terms of climate action and protection of resources, social justice, affordability or the preservation of economic value.

Building owners, portfolio managers and operators who are serious about sustainability will find the DGNB System for Buildings In Use, Version 2026, to be the ideal tool for systematically planning and implementing the transformation of their properties. It starts with a comprehensive assessment of the status quo of the buildings in the sense of an inventory evaluation. This provides guidance and creates transparency about the real quality of a building and the consumption and emissions caused by its use.

Based on this, the certification system supports you as a management and optimisation tool in achieving continuous improvement in the most important aspects of sustainability using ten criteria. In line with the "Plan, Do, Check, Act" principle, certification helps you to exploit all the potential for improvement in your existing properties in terms of climate action and sustainability in a cost-efficient and targeted manner, thereby becoming demonstrably sustainable. When applied correctly, the certification process can not only help to systematically guide existing buildings towards climate neutrality: operating costs can be reduced, investment risks minimised and value added.

This is also made possible by the fact that you receive information about the key metrics you need for reporting for your buildings and portfolios. Finally, the criteria are harmonised with all relevant regulatory requirements in the EU. For example, the issue of biodiversity addressed in the EU taxonomy is a new, supplementary focus of certification as a separate criterion. And in the 2026 version, the DGNB once again offers the option of obtaining ESG Verification for the EU Taxonomy in addition to the DGNB Certificate.

The development of the present 2026 version of the DGNB System for Buildings In Use is also special because it is the first in the history of the DGNB to have been consistently developed with all our European Partner Organisations. We would like to thank the Austrian Sustainable Building Council (ÖGNI), the Green Building Council Denmark (DK-GBC), the Swiss Sustainable Building Council (SGNI) and the Green Building Council España (GBCe) for their trust and partnership.

We would also like to thank everyone who supported us in developing and revising the new version of the system. Collectively, we hope that it will be widely used so that a more systematic approach to and examination of our existing buildings becomes established in practice and we can exploit the potential for sustainability and climate action even better in the future.

On behalf of the DGNB



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Evaluation and structure of the DGNB System Buildings In Use

The five sections below provide an overview of the DGNB System for Buildings In Use. This includes the basic structure of the system, an overview of the criteria and their weightings, information on the DGNB Certificate for Buildings In Use and explanations of the general principles at the heart of the DGNB System.

Basic structure of the DGNB System

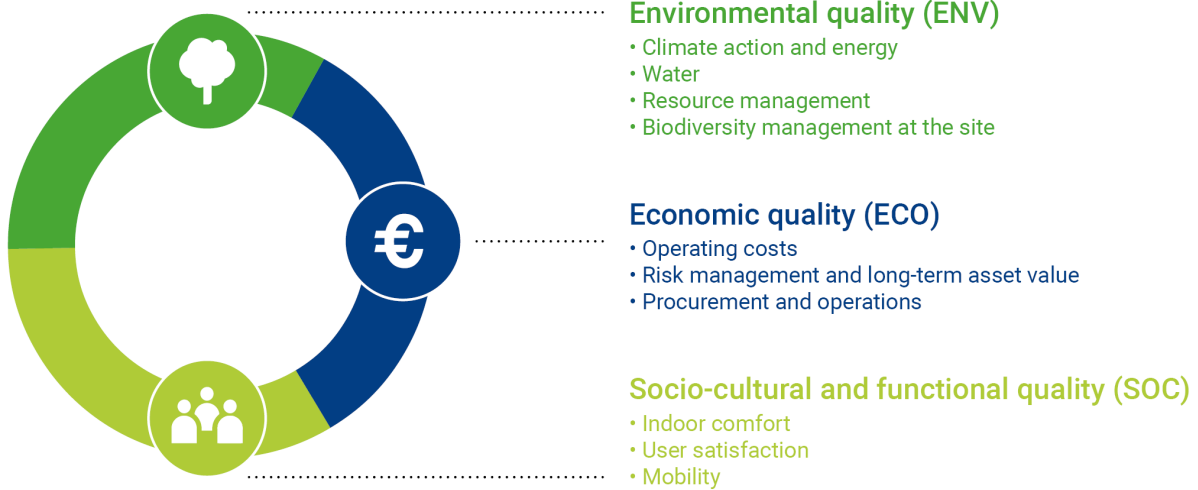
Overview of the criteria and their weightings

The DGNB Certificate for Buildings In Use

Mapping between the EU taxonomy and the DGNB System

General principles




Basic structure of the DGNB System for Buildings In Use



The basic structure of the DGNB System for Buildings In Use relies on the established three-pillar model of sustainability and divides the key aspects of sustainable building operation into the topics of environmental quality, economic quality, and socio-cultural and functional quality.

This is a condensed version of the basic structure used for all the other systems, i.e. the DGNB System for Districts, for New Construction, for Renovation, for Existing Buildings and for Interiors. This underscores the consistent approach running through all the DGNB Systems.





Overview of the criteria and their weightings

TOPIC	CRITERIA LABEL	WEIGHTING
 ENVIRONMENTAL QUALITY (ENV)	ENV1-B Climate action and energy	30%
	ENV2-B Water	5%
	ENV3-B Resource management	3%
	ENV4-B Biodiversity management at the site	2%
 ECONOMIC QUALITY (ECO)	ECO1-B Operating costs	10%
	ECO2-B Risk management and long-term asset value	15%
	ECO3-B Procurement and operations	5%
 SOCIO-CULTURAL AND FUNCTIONAL QUALITY (SOC)	SOC1-B Indoor comfort	10%
	SOC2-B User satisfaction	10%
	SOC3-B Mobility	10%

The topics are weighted as follows:

- Environmental quality: 40%
- Economic quality: 30%
- Socio-cultural and functional quality: 30%

The DGNB Certificate for Buildings In Use

				
	Platin	Gold	Silver	Bronze*
Total performance index	ab 80 %	ab 65 %	ab 50 %	ab 35 %

* This award only applies to certification of the Building In Use certificate

The DGNB System for Buildings In Use uses performance indices to evaluate buildings. The total performance index is calculated from the weighted scores for each of the three topics.

If the building achieves a total performance index of 35% or above, it is awarded the DGNB Bronze Certificate. A total performance index of 50% or higher earns it the DGNB Silver Certificate. To be awarded a DGNB Gold Certificate, the project must achieve a total performance index of 65%. If the total performance index is 80% or higher and the project meets the relevant secondary requirements, the DGNB Platinum Certificate is awarded. Note: Under the “Buildings In Use” system, the project does not have to achieve a minimum performance index for each topic, but merely meet the secondary requirements for the Platinum level.

This means demonstrating, as part of the certification process, that the technical criteria for climate change mitigation and adaptation have been met according to the EU taxonomy criteria for environmentally sustainable economic activities in the economic sector “acquisition and ownership of buildings”. For this, the DGNB System for Buildings In Use offers two alternative methods:

- **Alternative 1:** The achievement of indicator 1.1.3 of the “Risk management and long-term asset value” criterion (ECO2-B) confirms that an EU taxonomy verification has either already been carried out in line with the nationally applicable verification process or that an external verification will be conducted by a Green Building Council as part of the certification process. Within this context, it is possible to apply both the criteria for a substantial contribution to climate action and the criteria for a substantial contribution to climate change adaptation. In this case, the DGNB Platinum certification and EU taxonomy verification may be included when communicating the certification results.
- **Alternative 2:** Fulfilment of the secondary requirements for Platinum can be demonstrated as part of the “DGNB System for Buildings In Use” certification process by meeting the technical criteria for climate action and climate change adaptation for the economic activity “ownership and acquisition of buildings”. This is done separately by satisfying the relevant indicators in the DGNB System. It is important to note that fulfilment of the secondary requirements via the alternative method is no substitute for an EU taxonomy verification; rather, it only helps to prepare for one. Annex B lists the indicators of the DGNB System that must be satisfied during an EU taxonomy verification. Note: If the EU taxonomy criteria for climate action are applied as part of the alternative method of meeting the secondary requirements for Platinum, it is not necessary to provide evidence of a life cycle assessment or results from thermal imaging and blower door tests for buildings that were completed after 31 December 2020 and have a gross floor area greater than 5000 m². If the alternative method is used, certification only encompasses DGNB Platinum certification, not EU taxonomy verification.

Mapping between the EU taxonomy and the DGNB System

The DGNB System for Buildings In Use takes full account of the requirements of the EU taxonomy and integrates them accordingly. The annex maps in detail how the specifications of the EU taxonomy for the economic activity “acquisition and ownership” relate to the corresponding criteria and the indicators of the DGNB System for Buildings In Use, version 2026.

This mapping shows how the criteria and evidence of the DGNB System address and fulfil the requirements of the EU taxonomy. In particular, it highlights the links to the six environmental objectives of the EU taxonomy in order to present transparently how the DGNB System aligns with and contributes to the European sustainability goals.

General principles

Determination of use

Although the DGNB System for Buildings In Use is independent of a building's use, the primary and – where applicable – secondary use must be stated when registering the project. The type of use with the largest share of the available floor space is classed as the primary use. If a building has multiple uses, the type of use with the largest share of the floor space is still classed as the primary use, provided that the other type of use accounts for < 15% of the total floor space. If the other type of use accounts for $\geq 15\%$ of the total floor space, the building must be classified as mixed use.

System boundary and minimum requirements

- Unless otherwise stipulated by the individual criteria, the operation of the building is considered using the plot of land as the system boundary. Consideration of the exterior space is part of the scope of criteria ENV4-B and SOC3-B.
- All buildings submitted to DGNB for a conformity check must comply with applicable statutory regulations.
- Apart from the secondary requirements for Platinum, the DGNB System for Buildings In Use (Version 2026) does not feature any criteria with minimum requirements.

General information about the building

As a basic principle, the following documents must be submitted by way of general information about the building:

- Brief description (location, use, year of construction)
- Key building plans (site plan, floor plans and views)
 - Images of all sides of the building
 - Development plan
 - Specific intended use(s)
- Presentation of the system boundary for certification
- Overview of existing tenancies/leased areas
- Information about building operation (e.g. overview of facility management service providers, cleaning personnel)

Documentation

The required documentation must be created according to the requirements described in the criteria. However, the following alternative forms of documentation can also be accepted:

- **Alternative forms of documentation**

The requirements of the criterion/indicator remain unchanged.

The required/missible documentation is specified in the criteria. The documentation can be provided in a different form if it clearly demonstrates that the objective of the criterion/indicator has been achieved. With this type of documentation, the proposal must be coordinated with the DGNB certification body before the project is submitted. The decision on whether to accept the alternative documentation is made by the DGNB certification body.
- **Documentation in Innovation Areas**

If an Innovation Area permits an alternative solution for a criterion of an indicator, the relevant indicator may be fulfilled by that solution. The objective of a criterion/indicator can therefore be met by a quality of the building which was previously not described in this manner in the criterion/indicator. The decision on whether to accept the alternative documentation is made by the DGNB certification body.

Evaluation system

The DGNB has defined target values for each criterion. Evaluation points are assigned when target specifications are achieved.

■ Determining the evaluation points per criterion

A maximum of one hundred evaluation points can be achieved under each criterion. The total number of points per criterion is determined by adding together the total evaluation points that can be awarded per indicator. Based on the extent to which the requirements are fulfilled, the evaluation points achieved for the criterion are incorporated into the total score. More points can be achieved under certain criteria. However, when calculating the total performance index, the points awarded per criterion are limited to 100 evaluation points.

■ Overfulfilment due to bonuses

For certain criteria, additional points can be achieved through bonuses. This can lead to overfulfilment within the criterion, meaning that the maximum score of 100 points is exceeded as a result of bonuses. These additional points can only be credited within one topic and cannot be transferred across to other topics.

■ Management and performance

A continuous improvement process (also known as the PDCA cycle) has been established for six of the system's ten criteria. These criteria are divided into two sections: "Management" and "Performance". The only way to achieve high-quality building operation is through a combination of "good management" and "ambitious performance targets".

■ Key to the evaluation presentation format

The maximum number of evaluation points that can be achieved for each indicator is stated, with the presentation format differing according to whether they can be added or there is a choice between two options.


Presentation format when there is a choice between two options (either/or):

4	Gesundheit und Wohlbefinden	
4.1	Gesundheitsangebote	max. 15
	■ Förderung der Gesundheit durch ein Angebot	10
	■ Förderung der Gesundheit durch zwei oder mehr Angebote	15

Presentation format when the points can be added:

3	Öffentliche Verkehrsmittel	
3.1	ÖPNV Erschließungsqualität	max. 20
	■ Entfernung zur nächsten Haltestelle (max. 350 m Luftlinie)	+10
	■ Takt des ÖPNV (max. 10 Minuten)	+10

Presentation format for bonus points:

5	AGENDA 2030 BONUS - KLIMASCHUTZ		+5
5.1	Ökobilanz der Konstruktion		
	Berechnung der Treibhausgasemissionen der Gebäudekonstruktion über den Lebenszyklus gemäß „Rahmenwerk für klimaneutrale Gebäude und Standorte“ (Bilanzrahmen Konstruktion)		

Continuous improvement process

A continuous improvement process (also known as the PDCA cycle) in accordance with the methodology of DIN EN ISO 91001 / DIN EN ISO 14001 has been established for six of the ten criteria. The PDCA cycle is an iterative process consisting of the four steps Plan, Do, Check and Act. This management method is a universal model for optimising and continuously improving processes. In the context of this system, it is applied to building operation. While considering six criteria simultaneously, the aim is either to continuously improve the relevant performance metrics (criterion ENV1-B “Climate action and energy”) or to keep them at a defined target value (criteria ENV2-B “Water”, ENV3-B “Resource management”, ENV4-B “Biodiversity management at the site”, ECO1-B “Operating costs” and SOC1-B “Indoor comfort”).

- **PLAN:** The target agreement (target value) is defined for the respective criterion.
- **DO:** The nature and scope of implementation is considered and the measurement data recorded (actual value).
- **CHECK:** Data analysis is performed. As well as taking place at a quantitative level in the form of a deviation analysis (actual vs target comparison), this also involves interpreting the data and checking its plausibility.
- **ACT:** If the target agreement is not met, measures for optimising operation must be identified and selected to ensure the targets are achieved in the next period. Within this context, it is important to involve all relevant stakeholders in the building's operation (owner, users, operator).

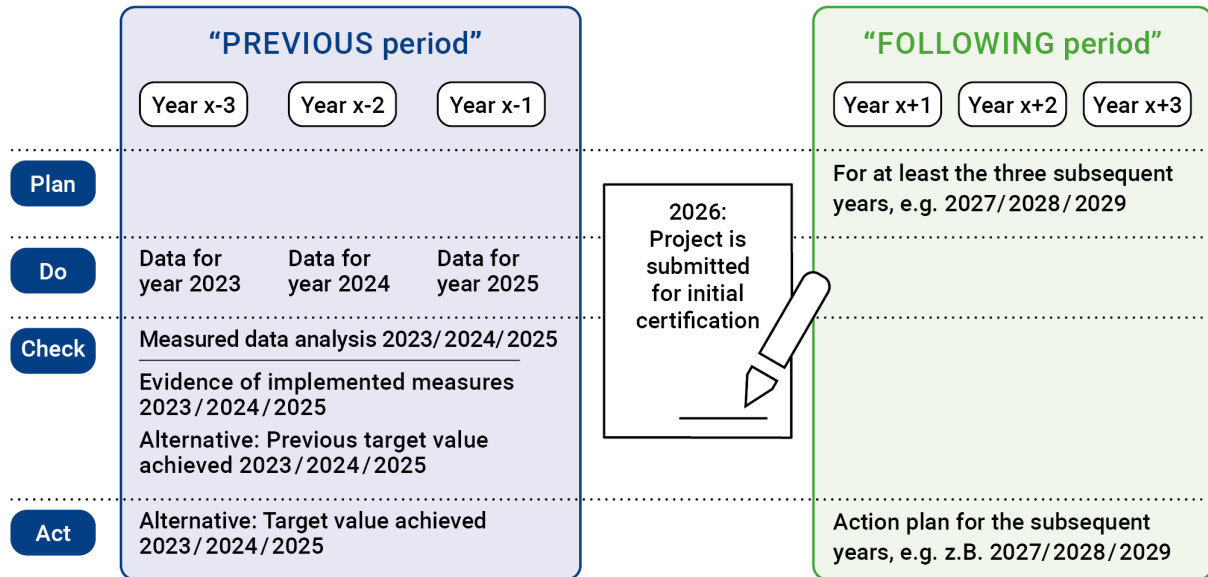
Reference time frame/period

As regards application of the continuous improvement process, the four steps – Plan, Do, Check and Act – relate to different time frames. The following overview provides a clear definition both for the implementation of the cycle and the certification process. “Period” refers to a time frame of one to three years prior to initial certification or recertification. For the PDCA cycle associated with initial certification, this entails the following specific timings:

- **PLAN:** A target for the future is defined for a time frame of at least three years in advance.
- **DO:** It is evaluated whether at least a year's worth of representative measurement data is available.
- **CHECK:** A data analysis is performed based on the data submitted as part of the “DO” step. A check is carried out to see whether measures have already been implemented during the one to three years prior to initial certification.
- **ACT:** Measures for achieving targets are planned. To enable rapid target achievement, the measures should be implemented as quickly as possible. However, depending on the scope of the measures, they may extend into subsequent years.

Reference time frame for certification, example (complete set of data for three years)

Overview – Initial certification

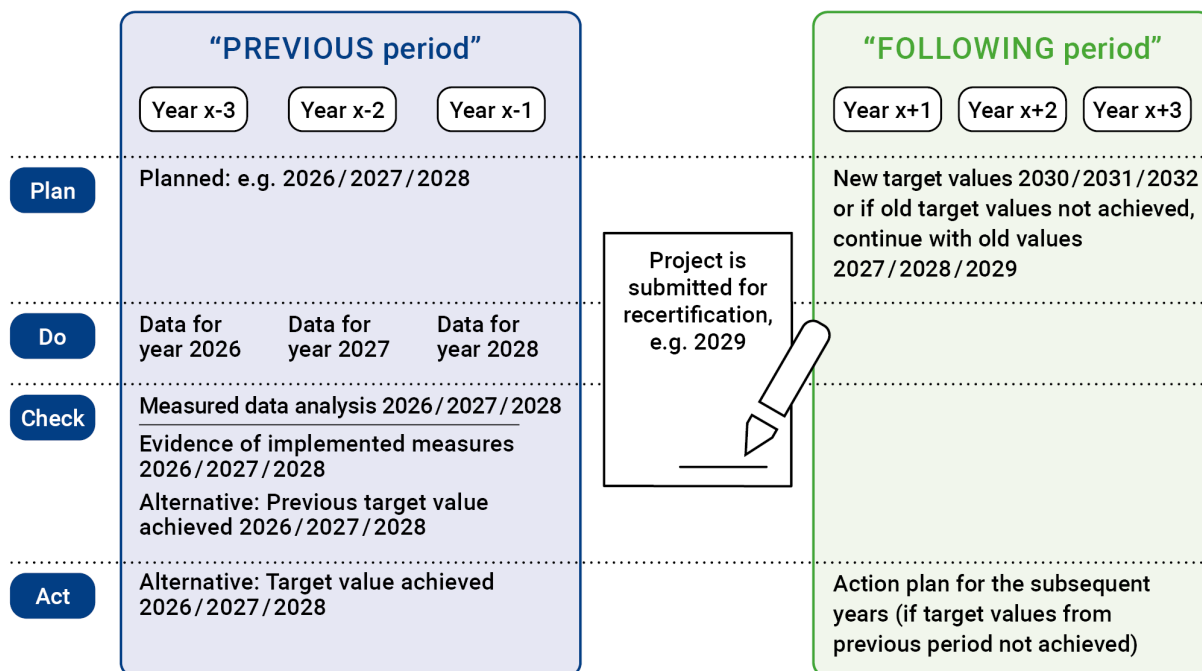


- **PLAN:** It is evaluated whether a target has been defined for the next three years (including the current year).
- **DO:** It is evaluated whether at least a year's worth of representative measurement data is available.
- **CHECK:** It is evaluated whether a data analysis has been performed on the basis of the consumption data. It is also evaluated whether measures have been implemented during the previous one to three years.
- **ACT:** A catalogue of measures has been created.

Where targets based on external specifications have been achieved, these can be documented and recognised within the context of both initial certification and recertification processes.

The PDCA cycle in the context of recertification:

Overview – Recertification



- **PLAN:** A check is carried out to determine whether the target value has been achieved; either a new target value is set or the current one is retained.
- **DO:** It is evaluated whether at least a year's worth of representative measurement data is available.
- **CHECK:** A data analysis is performed based on the data submitted as part of the "DO" step. A check is carried out to see whether planned measures have already been implemented during the previous one to three years. A check is also performed to determine whether the target value was achieved in the previous period.
- **ACT:** A check is carried out to determine whether the target value has been achieved. If it has, no new measures are necessary; otherwise, new ones must be defined.

Where targets based on external specifications have been achieved, these can be documented and recognised within the context of both initial certification and recertification processes.

Key metrics (KPIs) for buildings in use

Only by measuring sustainability performance is it possible to create the basis for value-focused and economically sound action. As regulatory requirements increase, sustainability-related KPIs for buildings are gaining in significance, enabling objective comparisons in the area of investments, supporting strategic portfolio management, fulfilling reporting obligations, allowing continuous monitoring and facilitating transparent communication with external stakeholders. Relevant key performance indicators (KPIs) for sustainability reporting are set out in the criteria, and the annex to the Criteria Set maps these against the PAI indicators for investments in real estate assets (according to the Sustainable Finance Disclosure Regulation (SFDR)), the RICS ESG data list for real estate valuations, the ZIA KPI list and DIN SPEC 91475.



Environmental quality

The four „Environmental quality“ criteria enable an assessment of the **climate action and energy, water, resource management and biodiversity management at the site.**

- ENV1-B** Climate action and energy
- ENV2-B** Water
- ENV3-B** Resource management
- ENV4-B** Biodiversity management at the site



ENV1-B

Climate action and energy

Objective

The objective is to improve the energy efficiency of buildings and to prevent greenhouse gas emissions in the building sector, thereby making a positive contribution to achieving climate goals. No building should emit greenhouse gases in the medium to long term during operation and use, either on-site or in the procurement of its energy. Covering energy consumption as close as possible to the site with renewable energy sources and in a grid-supportive manner makes a significant contribution to the transformation of energy systems. Climate-conscious conversion, refurbishment and construction work carried out with reduced CO₂ emissions makes it possible to achieve climate goals in upstream production chains as well, ideally through measures that achieve carbon removal and storage. In order to achieve these objectives, the best and most effective measures must be identified and implemented with the aid of individual climate action roadmaps.

Benefits

Carbon-neutral building operation allows users to actively contribute to reducing greenhouse gases and, in turn, to climate action. Proactive energy consumption management can reveal optimisation potential, leading to cost savings. Factoring “grey” (embodied) emissions into optimisation measures reduces the risk of having to contend with price increases due to higher CO₂ pricing, which is something that also affects the construction materials industry.

Contribution to overarching sustainability goals



Prospect

Changes in legislation are likely to be incorporated into future versions. The DGNB framework (revised version) is due to be published in the first half of 2026.

Share of total score

	SHARE
All building types	30%



EVALUATION

The contribution to climate action and the reduced energy consumption during operation are evaluated from the perspective of both management and performance. Through the collaboration of all stakeholders, a process is established to determine the building's energy balance and greenhouse gas emissions (also referred to below as CO₂ emissions or GHG emissions) and to achieve the target values agreed for the property via a continuous improvement process. In addition, measures to improve energy performance are rewarded. Under this criterion, 134 points are available for “Management” area and 168 for “Performance”. In addition, 65 bonus points can be earned. However, the maximum number of points that can be awarded is 100, or 165 when the bonus points are included. The indicators marked with an asterisk (*) relate directly to the DGNB framework for climate-neutral buildings, revised version (or the DGNB framework for short).

Part 1: Management

NO.	INDICATOR	POINTS
1	Plan	
1.1	Target agreement (target values)	max. 20
	There is a target agreement for the property covering the achievement of energy and climate goals. The target agreement sets specific targets for	
	<ul style="list-style-type: none"> ■ individual target values (either internally defined or based on calculations supported by the literature) for the building's energy consumption or for GHG emissions during operation or during operation and use, or individual target parameters in accordance with the differentiation features of the DGNB framework*. ■ achieving all the differentiation features of climate action category 3 “Buildings with climate action roadmap” according to the DGNB framework*. ■ achieving all the features of climate action category 2+ or 2 “Buildings prepared for climate neutrality” according to the DGNB framework*. ■ achieving all the features of climate action category 1+ or 1 “Climate-neutral buildings” or all the features of the highest climate action category that is achievable for the property according to the DGNB framework*. 	<p>5</p> <p>10</p> <p>15</p> <p>20</p>
1.2	Ambition level of the target agreement	max. 12
	The medium and long-term targets for carbon neutrality in operation or in operation and use are validated with the aid of a rough action plan confirmed by the owner and are geared towards meeting the following target deadline:	
	<ul style="list-style-type: none"> ■ Nationally set carbon neutrality target (ambition level 1)*. ■ 2040 or earlier (ambition level 2). ■ 2035 or earlier (ambition level 3). ■ 2030 or earlier (ambition level 4). 	<p>3</p> <p>6</p> <p>9</p> <p>12</p>
2	Do	
2.1	Quality of data collection (actual values)	max. 32
	The necessary data for the target agreement is available for the previous period in a form that can be analysed (e.g. data on energy consumption, delivered energy, exported energy and generation, and (where applicable) further data on building-related greenhouse gas emissions resulting from refrigerant use and on GHG emissions resulting from construction measures):	



- Measurement data is incomplete and has been supplemented by generic data (e.g. for partial areas or individual consumers). 10
- Measurement data is incomplete but is available for at least 50% of the area or for at least 50% of the energy consumption and has been supplemented by generic data (e.g. for partial areas or individual consumers). 15
- Measurement data is complete and available on an annual basis*. 20
- Measurement data is complete and available on at least a monthly basis. 25
- Measurement data is complete and is continuously collected via digital monitoring. 30
- Data on the building-related greenhouse gas emissions resulting from the use of refrigerants (quantities, type and resulting total annual emissions) has been collected specifically for the building. Alternative: No refrigerants have been used. +2

2.2	AGENDA 2030 BONUS – Collection of life cycle assessment data for implemented measures	max. 5
	Further data on the building-related greenhouse gas emissions during the reference period (previous period) and on the greenhouse gas emissions resulting from medium to large-scale maintenance, conversion and renovation measures has been collected specifically for the building with the aid of life cycle assessments.	+5


3 Check

3.1	Analysis of energy consumption and GHG emissions data	max. 15
	The measurement data for the previous period has been analysed and compiled in writing and using charts.	
	<ul style="list-style-type: none"> ■ All collected energy data and any additional data on building-related greenhouse gas emissions has undergone a basic information and data analysis at least once a year. This analysis has been made available to all operators or owners. 5 ■ All collected energy data and any additional data on the use of refrigerants has undergone a thorough information and data analysis at least once a year, based on monthly data. This analysis has been made available to all operators or owners. 15 	
3.2	Implementation of improvement measures	max. 10
	The improvement measures agreed for the previous period or defined for it in the climate action roadmap were	
	<ul style="list-style-type: none"> ■ partially implemented in the previous period. 5 ■ fully implemented in the previous period. 10 ■ Alternative: The actively pursued CO₂ target value was achieved in the previous period. 10 	

4 Act

4.1	Climate action roadmap for energy and climate	max. 30
	There is an action plan specifying individual measures or packages of measures to optimise the building's energy and climate performance, including the timing of these measures (as a minimum, indicating the year to which the measures are assigned).	
	<ul style="list-style-type: none"> ■ There is an action plan aimed at improving the GHG balance of operation and use and the building's energy rating. The plan has been created on the basis of an inspection, using generic analyses or tools, or by relying on similar methods but does not meet the requirements for a climate action roadmap compliant with national energy and climate goals. 15 	



<ul style="list-style-type: none"> ■ A climate action roadmap compliant with national energy and climate goals is in place that, from 2025 onwards, records all GHG emissions from operation and use, and sets out all measures planned up to the achievement of the national carbon-neutrality target. Any values that deviate from externally defined CO₂ target values and from the CO₂ limit are reported (climate action category 3 “Buildings with climate action roadmap”)*. 	20	
<ul style="list-style-type: none"> ■ A climate action roadmap compliant with national energy and climate goals is in place that, from 2025 onwards, records all GHG emissions from operation (or from operation and use) and sets out all measures planned up to the achievement of the national carbon-neutrality target. Either an externally defined cumulative CO₂ limit is met, with any deviations from externally defined CO₂ target values being reported, or the annual CO₂ target values are consistently met (climate action category 2 or 2+ “Buildings prepared for carbon neutrality”)*. 	30	
<p>4.2 AGENDA 2030 BONUS – Climate action roadmap including construction measures</p> <p>A climate action roadmap compliant with national energy and climate goals is in place that, from 2025 onwards, records all GHG emissions from operation (or from operation and use) along with all GHG emissions resulting from construction measures, and that sets out all measures planned up to the achievement of the national carbon neutrality target. An externally defined cumulative CO₂ limit is met.</p>		<div style="background-color: #76b82a; color: white; padding: 5px; display: inline-block;"> max. 5 +5 </div>
<p>4.3 Basis on which improvement measures are defined</p> <ul style="list-style-type: none"> ■ The measures defined in the climate action roadmap or action plan are based on the use of energy balance calculation programmes with generic default settings. ■ The measures defined in the climate action roadmap or action plan are based on the use of a realistic energy balance calculation programme with building-specific and use-specific adjustments reflecting the building's actual and expected use. ■ The measures defined in the climate action roadmap or action plan have been drawn from building-specific technical monitoring carried out on a continuous basis. ■ The measures defined in the climate action roadmap or action plan have been evaluated and selected by simultaneously comparing the environmental, economic and social aspects. ■ Alternative: An externally defined target value was met in the previous period. Consequently, no further improvement measures are required. 	<p>max. 15</p> <p>5</p> <p>10</p> <p>+5</p> <p>+2</p> <p>15</p>	



Part 2: Performance

NO	INDICATOR	POINTS
5.	Evaluation of performance Performance is evaluated with reference to the following target parameters (“differentiation features”): energy efficiency, renewable energy supply, contribution to the energy transition, greenhouse gas emissions from use, greenhouse gas emissions from construction measures.	
5.1	Achievement of the energy consumption and energy efficiency targets A target value for the building's energy consumption that was appropriately selected for the building type	max. 40
	<ul style="list-style-type: none"> ■ was not met, but there have been improvements compared to the previous three years. ■ has been met. 	<p>5</p> <p>10</p>
	An assessment of the building's energy efficiency (according to the European Energy Performance of Buildings Directive (EPBD)) results in the following classification:	
	<ul style="list-style-type: none"> ■ The building is not among the worst-performing in terms of energy performance and effective measures have already been implemented (climate action category 3 under “Energy efficiency” according to the DGNB framework*). Alternative: The building has been categorised as compliant with the EU taxonomy. ■ With regard to its energy efficiency, the building meets the threshold for the “zero-emission building standard” introduced under the EPBD or the relevant national standard (climate action category 1 or 2 under “Energy efficiency” according to the DGNB framework).* 	<p>20</p> <p>40</p>
5.2	Achievement of the renewable energy supply target An assessment of the building's energy balance (in terms of the energy procured, and the energy sources and equipment used) yields the following result:	max. 18
	<ul style="list-style-type: none"> ■ No CO₂ emissions are generated from fossil fuels at the building's location (assessment scope “operation”). * ■ Or: No CO₂ emissions are generated from fossil fuels at the building's location (assessment scopes “operation” and “use”). * ■ For the purpose of operating and using the building, no refrigerants (or only natural refrigerants) are used in air conditioning systems, heat pumps, etc. * ■ The building relies exclusively on energy sources or electricity or waste heat (assessment scope “operation”) that will be renewable within a foreseeable time frame. * ■ Or: The building relies exclusively on energy sources or electricity or waste heat (assessment scopes “operation” and “use”) that will be renewable within a foreseeable time frame. * ■ As far as externally supplied electricity is concerned, more than 5% of the gross floor area (at least the common areas or other partial areas) is powered with certified green power. ■ Or: As far as externally supplied electricity is concerned, at least 75% of it (with reference to the total annual quantity supplied) is certified green power. * 	<p>5</p> <p>6</p> <p>+2</p> <p>5</p> <p>6</p> <p>2</p> <p>4</p>



<p>5.3 AGENDA 2030 BONUS – Exclusive use of renewable energy sources</p> <p>100% of the energy consumption required for operation is supplied by locally produced renewable energy sources. All externally supplied electricity is certified green power.</p> <p>100% of the energy consumption required for operation and use is supplied by locally produced renewable energy sources. All externally supplied electricity is certified green power. *</p>		<p style="text-align: right;">max. 20</p> <p style="text-align: right;">+15</p> <p style="text-align: right;">+20</p>
<p>5.4 Achievement of the target for contribution to the energy transition</p> <p>An energy efficiency assessment of the site and an assessment of the energy-related systems yield the following results:</p> <ul style="list-style-type: none"> ■ Renewable energy for self-consumption is produced on-site but is not being used to its full potential. Alternative (only applicable to energy networks that have already been fully decarbonised): Actual energy consumption is classed as “grid-supportive energy consumption” because grid-supportive load management has been implemented for the building, or because storage capacity is available in or on the building. ■ The systems that control energy consumption, production or storage are prepared for intelligent control and for responding to external signals. * ■ The systems that control energy consumption, production or storage use intelligent control and respond to external signals. * 		<p style="text-align: right;">max. 10</p> <p style="text-align: right;">+5</p> <p style="text-align: right;">+2.5</p> <p style="text-align: right;">+5</p>
<p>5.5 AGENDA 2030 BONUS – Energy production at the building</p> <p>The on-site potential for producing renewable energy is largely being utilised* or (only applicable to energy networks that have already been fully decarbonised) actual energy consumption is classed as “grid-supportive energy consumption” because grid-supportive load management has been implemented for the building, or because storage capacity is available in or on the building. *</p>		<p style="text-align: right;">max. 20</p> <p style="text-align: right;">+20</p>
<p>5.6 Zero-emission building</p> <p>The building undergoes assessment in accordance with a national standard and there is corresponding evidence:</p> <ul style="list-style-type: none"> ■ The building is classed as a zero-emission building (ZEB) in accordance with the European Energy Performance of Buildings Directive (EPBD) and fulfils all the related criteria. 		<p style="text-align: right;">max. 80</p> <p style="text-align: right;">80</p>
<p>5.7 Achievement of the target for the building's carbon footprint during use</p> <p>The greenhouse gas emissions from the building's use and operation</p> <ul style="list-style-type: none"> ■ have been published annually as values since at least 2025 and exceed a recognised CO₂ target value; however, the value achieved is better than in the previous year or years. Any deviations from a recognised CO₂ target value are presented. * ■ have been published annually as values since at least 2025 and fall below a CO₂ limit value introduced by the national implementation of the EPBD or a target value defined for the individual building via a climate action roadmap or an externally defined, recognised CO₂ target value. * 		<p style="text-align: right;">max. 20</p> <p style="text-align: right;">10</p> <p style="text-align: right;">20</p>



5.8 AGENDA 2030 BONUS – Net zero greenhouse gas use and operation

For the assessment scope “operation”, the building's greenhouse gas emissions are demonstrably below a value of 0 kg CO₂e per annum (net zero greenhouse gas emissions). *

For the assessment scopes “operation” and “use”, the building's greenhouse gas emissions are demonstrably below a value of 0 kg CO₂e per annum (net zero greenhouse gas emissions). *



max. 20

+10

+15



SUSTAINABILITY REPORTING

Sustainability reporting

NO	KEY METRICS/KPIS	DIN SPEC 91475 - UID	UNIT
KPI 1	Total greenhouse gas emissions from operation	BD.THG.005	kg CO ₂ eq
KPI 2	Greenhouse gas emissions in assessment scope “building operation”	-	kg CO ₂ eq
KPI 3	Greenhouse gas emissions from use	-	kg CO ₂ eq
KPI 4	Greenhouse gas emissions from refrigerants	-	kg CO ₂ eq
KPI 5	Total final energy consumption	-	[kWh/a]
KPI 6	Primary energy consumption	-	[kWh/a]
KPI 7	Quantity of renewable energy produced on-site	-	[kWh/a]
KPI 8	Quantity of energy exported to the grid	-	[kWh/a]
KPI 9	Degree of self-usage of energy	-	%
KPI 10	Area usable for solar installation on roof and outdoor surfaces	SD.FLA.017	m ²
KPI 11	Area used for solar installation on roof and outdoor surfaces	SD.FLA.020	m ²
KPI 12	Realised fraction of solar renewable potential	SD.FLA.021	[%]
KPI 13	Climate action roadmap available	-	Yes/No
KPI 14	Financing concept for decarbonisation available	-	Yes/No
KPI 15	Emissions fall below a recognised CO ₂ target value	-	Yes/No
KPI 16	Emissions fall below a recognised cumulative CO ₂ limit	-	Yes/No



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

The majority of greenhouse gas emissions from buildings result from high energy consumption during the operation phase of the life cycle. In Germany, approximately 40% of greenhouse gas emissions are caused by the building sector. At the level of building operation, energy consumption can and must be substantially reduced using available technologies and organisational measures – particularly in the case of existing buildings – in order to cut greenhouse gas emissions and make a significant contribution to implementing the Paris Agreement. This calls for investments to improve the energy and climate performance of buildings that are not only aligned with the changes and needs of energy systems but are also implemented as effectively as possible from the perspective of reducing greenhouse gases.

II. Additional explanation

The three criteria ENV1-B “Climate action and energy”, ECO1-B “Operating costs” and SOC1-B “Indoor comfort” are closely interrelated and, to some extent, describe conflicting objectives. Therefore, a holistic approach to optimisation is required with simultaneous consideration of these three criteria. For example, lowering the temperature when heating the building can reduce both energy consumption/greenhouse gas emissions and operating costs, but it is also necessary to consider the impact on indoor comfort. Conversely, installing an additional cooling system in the building may have a positive impact on indoor comfort in the summer but a negative impact on energy consumption-/greenhouse gas emissions and operating costs.

III. Method

Part 1: Management

Indicator 1: Plan

Indicator 1.1 Target agreement (target value)

This involves evaluating how the target agreement is defined for the long-term achievement of the property's energy and climate impact targets (target values). The target parameters are based on the requirements of the DGNB framework (revised version).

Depending on the type of target agreement, either individual internally defined target values or target definitions may be applied or individual externally defined ones in accordance with the climate action categories defined in the DGNB framework (revised version). Options:

- The target agreement is based on individual target values for energy consumption or for greenhouse gas emissions during the building's use and is grounded in internal agreements or internal principles. The target values must not exceed the average value for the previous three years/previous period. The internal target value should either be determined from data for several comparable buildings or from data for one or more reference buildings. Alternatively, the target value can be determined on the basis of plausible literature, energy efficiency classes, databases or other external sources of information (see also indicator 2.1).
- The target agreement is based on individual target parameters for futureproofing the property's energy and climate performance (according to the differentiation features of the DGNB framework).



Within this context, the following differentiation features may be used, with each applied in full: energy efficiency (achievement of energy efficiency standards or implementation of measures to reduce energy consumption during the operation and use of buildings); renewable energy supply (sources of energy delivered or produced for on-site consumption to enable the building's operation and use, and assessment of their future development); contribution to the energy transition (utilisation of potential for on-site energy production, and the ability of the building's own energy consumption to respond and be controlled); use of the carbon footprint (assessment of the carbon footprint results for the building's operation and use).

- The target agreement is based on a climate action category according to the DGNB framework.
- The maximum score can also be awarded if efforts are being made to achieve the highest climate action category that is technically and economically attainable for the specific building, and limiting constraints can be cited. Limiting constraints are legal restrictions (e.g. protection of historic buildings, building legislation provisions), economic restrictions (e.g. a life cycle cost calculation that takes account of energy price changes reveals a lack of cost-effectiveness in the medium or long term) or structural restrictions (e.g. the envelope surface available for solar power generation is already being fully utilised; the building experiences irreversible shading conditions of an unusual nature).

Indicator 1.2 Ambition level of the target agreement

The targets are elaborated in a rough plan. For this, a climate action roadmap in accordance with indicator 4 may be used. Less specific plans can likewise be employed to check the plausibility of the timeline's ambition. The score for target setting depends on how ambitious the target date is for achieving net zero greenhouse gas emissions from use of the building. Within this context, the following limiting constraints at the site may be taken into account under the categories below and factored into the score:

1. Legal restrictions (e.g. protection of historic buildings, building legislation provisions)
2. Economic restrictions (e.g. a life cycle cost calculation reveals a lack of cost-effectiveness in the medium or long term, i.e. over the next 25 years)
3. Structural restrictions (e.g. the envelope surface available for solar power generation is already being fully utilised; the building experiences irreversible shading conditions of an unusual nature)

Ambition level 1 can be awarded for targets that are to be achieved by the nationally set target date for carbon neutrality. Ambition level 2 (high ambition) can be awarded for targets that are to be achieved by 2040 without any limiting constraints or by the nationally set target date for carbon neutrality if the site is subject to a limiting constraint in at least one category. Ambition level 3 (higher ambition) can be awarded for targets that are to be achieved by 2035 without any limiting constraints or by 2040 if the site is subject to a limiting constraint in at least one category. Ambition level 4 (highest ambition) can be awarded for targets that are to be achieved by 2030 without any limiting constraints or by 2035 if the site is subject to a limiting constraint in at least one category.

Indicator 2: Do – Quality of data collection (actual values)

Indicator 2.1 Quality of data collection (actual value)

This involves evaluating the collection of relevant data on energy consumption, delivered energy, exported energy and generation, as well as additional data on building-related greenhouse gas emissions. The following are considered when assessing data collection: the temporal resolution of the data (annual, monthly, continuous = at least daily, ideally hourly), the quality of data acquisition (read from statement, read from meter, recorded digitally) and verification of the supplier's statements. Data is often available on an annual basis from energy supply or exported energy statements or from integrated building information systems, which can also provide analyses monthly or even more frequently. The higher the resolution of the data, the higher the data quality and the more effectively deviations can be addressed. Annual consumption data and generation data for energy and GHG emissions (actual values) should be determined based on the data collected.



If measurement data is missing or cannot be obtained for sub-areas, a substitute calculation based on plausible partial energy indicators is permitted. The following sources are recommended to perform this calculation but other sources may also be used:

- German Federal Ministry for Economic Affairs and Energy and German Federal Ministry of the Interior, Building and Community 2021: Promulgation of the rules for energy consumption values and comparative values in non-residential buildings of 15 April 2021. (Link: [210503_bmwi_bmi_regeln_energieverbrauchskennwerte_nichtwohnbestand.pdf](#))
- Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) at the Federal Office for Building and Regional Planning (BBR) (publisher): Vergleichswerte für den Energieverbrauch von Nichtwohngebäuden (Comparative values for energy consumption of non-residential buildings). BBSR online publication 20/2019, Bonn, December 2019. (Link: BBSR online publication no. 20/2019)

In countries where the availability of consumption data is generally deemed to be good (such as in Denmark), as a minimum, the consumption figures should be available for the common areas and for at least 30% of the usable floor areas. Whether a country falls within this category must be determined on the basis of the auditor's assessment. In all other countries, the consumption figures for the common areas must be available as a minimum. The use of partial energy indicators is reflected in the data quality index, which should be used when communicating key metrics externally in order to signal the reliability of the information.

Energy data and resulting GHG emissions should be structured to enable differentiation between energy consumption data and GHG emission values when allocating them under the assessment scopes "operation" and "use". "Operation" covers the regulated energy consumption of installed equipment ("EPB services" according to the Energy Performance of Buildings Directive (EPBD), Module B6.1 according to prEN 15978-2025), while "use" covers those elements of installed equipment energy consumption that are not regulated (Module B6.2 according to prEN 15978-2025, such as lifts, escalators) as well as user-related and use-related energy consumption (Module B6.3 according to prEN 15978-2025). If direct allocation of the different data types is not possible (for example when only cumulative data are available), assumptions based on typical consumption data must be made for allocation purposes in order to enable differentiation within the assessment scopes "operation" and "use".

In addition, it is evaluated whether data collection also covers the climate impacts of the refrigerants used for the building. This involves recording filling quantities, leaks and the CO₂ intensity of the refrigerants. Appendix 1 shows some example leakage and disposal rates, along with lifetime values, which can be used for the calculation process. Other possible sources that can be used for this are "Good Practice Guidance and Uncertainty Management in National Greenhouse Gas Inventories" (link <https://www.ipcc.ch/publication/good-practice-guidance-and-uncertainty-management-in-national-greenhouse-gas-inventories/>) and "Industrial Processes", table 3.22, page 106 (link: https://www.ipcc.ch/site/assets/uploads/2018/03/3_Industry-1.pdf).

Indicator 2.2 AGENDA 2030 BONUS – Collection of life cycle assessment data for implemented measures

For bonus points, it is evaluated whether the climate impacts of medium to large-scale maintenance, conversion and renovation measures have been determined. For this, sufficiently precise life cycle assessments must be produced, either using building-specific information or on the basis of generic data sets from databases or literature. For the purposes of this criterion, "medium to large-scale" measures are defined as those where the total costs of the maintenance and extension measures exceed EUR 50,000.



Indicator 3: Check

Indicator 3.1 Analysis of energy consumption and GHG emissions data

The measurement data for the last period has been analysed and compiled in writing, in table format or using charts.

It is evaluated whether the measurement data has been analysed and compiled for the owner or operator. The evaluation is based on the quality of the analysis presented to the owner. A simple analysis is produced for the actual and target values at least once a year. If an energy management system (EMS) compliant with ISO 50001 (or equivalent) is implemented, the indicator is deemed to have been met in full. Note: The results achieved are evaluated under indicator 5.5. A higher score can be attained if the submissions include a qualitative interpretation of the data and a plausibility assessment (impacts of the weather, vacancy rate, occupancy rate, use, etc.). The units with the greatest energy consumption are identified and are intensively monitored and continuously reviewed through data analysis. The qualitative interpretation and plausibility assessment result in a better understanding of the measured data and provide an objective explanation of observed changes. Assuming a plausible justification, measures implemented independently of the season are also permitted based on a data analysis spanning a period of less than a year.

GHG emissions from operation and use must be assessed in accordance with the specifications of the DGNB framework (revised version). Specifications for the emission factors used are to be taken from the framework. The basic principle is that national emission factors (or regional ones in the case of regional electricity grids) should be applied to all the procured electricity in the case of electricity, but supplier-specific factors may be applied to procured heat, provided that they meet the requirements of the framework (see section 1.4.5 of the DGNB framework (revised version)). In countries where regulatory law stipulates the use of a particular reference for the emission factors, use must be made of these referenced factors.

Indicator 3.2 Implementation of improvement measures

It is evaluated whether the agreed measures to optimise the energy and climate performance of the building's operation were partially or fully implemented or commissioned in the previous period. This involves considering measures whose implementation was planned for the preceding three years or that were specified in a climate action roadmap. "Partial implementation" may be recognised if at least half of the measures planned for the period were implemented or commissioned.

Alternatively, points may be awarded under this indicator if the actively pursued building-specific target value or an appropriate, externally defined CO₂ target value was achieved in the previous period, with the result that no measures were defined and implemented.

Indicator 4: Act

Indicator 4.1: Climate action roadmap for energy and climate

This indicator involves evaluating the approach and basic principles for identifying and selecting measures for optimising operation. It is evaluated whether an action plan is in place for improving the building's climate impact and energy performance or, alternatively, a climate action roadmap for the building that is compliant with national energy and climate goals. The measures are precisely described, including – as a minimum – details of the impact and costs, the time of implementation and the advantages for the users. If a climate action roadmap is in place, it is also evaluated whether it can help mathematically demonstrate that the building meets an externally defined CO₂ limit or consistently achieves annual CO₂ target values, assuming the planned measures are implemented and considered collectively (cumulative total GHG emissions from 2025 up to the achievement of the national carbon-neutrality target). The set target values, benchmarks or limit values must be based on a recognised method that ensures the initial value and the evolution of the target and reduction pathways are represented as accurately as possible, taking into account the national situation and the long-term energy and climate mitigation scenarios. Such a method is referred to as a "climate action roadmap compliant with national energy and climate goals" and must meet the specifications of the DGNB framework for climate-neutral buildings (revised version).



Alternative methods may be recognised if they pursue equivalent goals, i.e. the achievement of national energy and climate goals for existing buildings through reliance on target pathways, limit values or similar mechanisms. Climate action roadmaps that conform to the 2020 DGNB framework can be recognised up until 31 December 2028. The selected method must, as a minimum, disclose the total resulting (cumulative) greenhouse gas emissions from 2025 onwards (the CO₂ limit) and any deviations from externally defined CO₂ target values or (for a higher score) demonstrate that these targets are met cumulatively or continuously.

Indicator 4.2: AGENDA 2030 BONUS – Climate action roadmap including construction measures

Bonus points may be awarded for producing a climate action roadmap compliant with national energy and climate goals that, from 2025 onwards, records all GHG emissions from operation (or from operation and use) along with all GHG emissions resulting from construction measures, sets out the measures planned up to the achievement of the national carbon neutrality target and demonstrates compliance with an externally defined, cumulative CO₂ limit.

Indicator 4.3: Basis on which improvement measures are defined

As a minimum, the measures should be based on general know-how, literature research or databases. Further insights are provided by the opportunity and risk analysis (ECO2-B “Risk management and long-term asset value”), which examines the building's current condition, the results of the potential analysis for the action areas, the needs of building users and the environmental risks on site. The aim is to optimise the building's operation in a holistic way. Therefore, it is important to recognise that optimising energy consumption may conflict with comfort and cost considerations. Consequently, the results from the consideration of alternatives should be evaluated and the improvement measures selected by simultaneously comparing the environmental, economic and social aspects – e.g. by using an indicator that relates investment costs and greenhouse gas savings to the remaining useful life (“abatement impact factor – AIF”) – and by including details of how the measures benefit the building's users (e.g. increased comfort, lower energy and ancillary costs for tenants).

If calculation programmes are used, they enable an objective, project-specific consideration of different alternatives. There are simple calculation programs as well as comprehensive software solutions that cover all areas of optimising operation. Consideration of the temporal dynamics increases the complexity of programmes. The degree of complexity appropriate for a given optimisation task depends on the intention to represent the building's actual operation in all its variety while taking into account its different requirements so as to ensure holistic optimisation. For instance, when optimising heat demand, an energy calculation or simulation programme developed specifically for this purpose is appropriate, whereas for optimising consumption, selected company data and a simple calculation may be sufficient. An analysis of alternatives that is produced with suitable calculation programmes using the default settings can already provide valuable insights for an initial evaluation of a measure's impacts.

Deeper insights can be obtained by adapting the parameters of the model to the building's actual operation. Realistic optimisation can be achieved by relying on validated calculation programmes in which operating hours, technical equipment, occupancy and types of use have all been adapted to the building's actual use.

A higher number of evaluation points will be awarded if measures for the building are identified and defined on the basis of technical monitoring. Technical monitoring checks the performance of buildings and systems. The aim here is to achieve and maintain cost-effective, efficient, functional and needs-appropriate building operation by providing meaningful operating data that spans different building services (“operating quality”).

Note: To comply with the EU taxonomy, evidence of an implemented energy management system in accordance with ISO 50001 must be submitted. Depending on its level of detail and quality, this system can be used as evidence of fulfilment for various indicators. Conversely, the fulfilment of various indicators can be used as evidence of compliance with the EU taxonomy.



Alternatively, the indicator will be scored positively if the actively pursued, externally defined target value for the building's greenhouse gas emissions was achieved in the previous period, meaning that no further or new improvement measures need to be identified.

Part 2: Performance

Indicator 5: Evaluation of performance

Indicator 5.1: Achievement of the energy consumption and energy efficiency targets

If a target value for energy consumption (final energy, primary energy or similar) is actively pursued or achieved, a positive evaluation result can be awarded. Target values may be taken or adapted from external definitions or can be formulated internally. They should define a medium to long-term target for the building, correspond to a good or very good energy consumption or energy demand rating for the relevant building type and must be confirmed by the owner. Externally defined energy targets, such as those provided in the Carbon Risk Real Estate Monitor (CRREM), can be applied for this indicator.

The energy efficiency is evaluated using definitions according to the DGNB framework (revised version). If quality levels have been implemented that allow the building to be categorised as climate action category 3 under the “Energy efficiency” feature and it is not among the worst performing buildings, points can be awarded. For this, evidence must be provided that effective measures have already been implemented at the building envelope or systems technology level and that these have reduced final energy consumption by more than 20%. Alternatively, measures implemented on the building envelope to reduce energy consumption may be credited if they cover at least 50% of the façade, roof or window areas.

Alternative: The building meets the EU taxonomy requirements for the environmental objective of climate action or climate change adaptation for the economic activity “Acquisition and ownership of buildings”.

A higher score is awarded if the building's total energy consumption according to the EPBD meets the threshold for a “zero-emission building” (climate action category 1 or 2 under “Energy efficiency” according to the DGNB framework). A nationally introduced standard is to be used here.

Indicator 5.2: Achievement of the renewable energy supply target

The energy sources used and procured are evaluated based on whether fossil fuels are combusted on-site, thereby resulting in greenhouse gas emissions.

In addition, points are awarded if no refrigerants (or only natural ones) are used in air conditioning systems, heat pumps, etc. The use of refrigerants not classed as “futureproof” is only permitted by way of an exception. Exceptions may only be made if “futureproof” refrigerants are not available for the type of system concerned. In such cases, refrigerants with a “GWP-value” of less than 150 kg CO₂e/kg refrigerant may be used, i.e. those that meet the requirements applicable to chillers and stationary air conditioning systems as of 2027–2033 under the F-Gas Regulation 2024/573.

The quality and sources of the procured energy sources used by the building are likewise evaluated. Points may be awarded if it is foreseeable that all procured energy sources, electricity or waste heat will become renewable. According to the EPBD, energy from renewable, non-fossil energy sources comprises wind, solar (solar thermal and photovoltaic systems) and geothermal energy; salinity gradient energy; ambient energy; tidal, wave and other ocean energies; hydropower; biomass; landfill gas; sewage gas; and biogas. “Foreseeably renewable” means energy sources that are not yet fully classified as renewable or consist of waste heat, but that comply with national requirements for the development of renewable energy or waste heat use, or with national requirements for GHG intensity.



This generally concerns electricity and long-distance/short-distance district heating or long-distance/short-distance cooling. For this, a certificate is required from the energy provider, which confirms – as a minimum – compliance with the national requirements and contains a transformation plan.

Points are also awarded for the use of certified green power. To receive a positive evaluation, the requirements for green power contracts according to the DGNB framework (revised version) must be met.

Indicator 5.3: AGENDA 2030 BONUS – Exclusive use of renewable energy sources

If the energy used, when considered over a one-year assessment period and allocated to the assessment scopes “operation” and “use” or solely “operation”, is from renewable sources and produced exclusively on-site or nearby, a bonus may be awarded. According to the EPBD, energy from renewable, non-fossil energy sources comprises wind, solar (solar thermal and photovoltaic systems) and geothermal energy; salinity gradient energy; ambient energy; tidal, wave and other ocean energies; hydropower; biomass; landfill gas; sewage gas; and biogas. Energy from renewable sources produced nearby means (as defined by the EPBD) “energy from renewable sources, produced within a local or district-level perimeter of a particular building, which fulfils all of the following conditions: a) it can be distributed and used only within that local and district-level perimeter through a dedicated distribution network; b) it allows for the calculation of a specific primary energy factor valid only for the energy from renewable sources produced within that local or district-level perimeter; and c) it can be used on-site through a dedicated connection to the energy generation source, where that dedicated connection requires specific equipment for the safe supply and metering of energy for self-use by the building.” Any country-specific stipulations that deviate from this must be observed.

Electricity from renewable sources may only be credited if it has been generated on-site or within the immediate vicinity (nearby). The bonus is not applicable in countries or regions where – at the time of certification – all, or the majority, of the electricity supplied by the national or relevant regional grids demonstrably originates from renewable energy sources.

In addition, it must be demonstrated – in accordance with the specifications of the DGNB framework (revised version) – that electricity drawn by the building consists exclusively of certified green power.

Indicator 5.4: Achievement of the target for contribution to the energy transition

The indicator will be scored positively if renewable energy for the building's own consumption is produced on the building itself or within its immediate vicinity. Alternatively, points may be earned through grid-supportive load management, on-site storage capacity for electricity or heat, or grid-supportive energy consumption. For this, confirmation must be obtained from a qualified person (e.g. an energy consultant).

If the systems that consume, generate or store the energy used for the building's operation and use can be controlled intelligently and (in cases where external energy is drawn) can already respond to external signals or have been prepared to respond to them in the future, this will be scored positively. This may be based on a positive evaluation of smart readiness in accordance with the EPBD-approved method (which is currently still under development and is called the smart readiness indicator). This assesses a building's ability to adapt operation to the needs of residents (particularly with regard to the indoor environmental climate) and to the needs of the grid, while also improving its overall energy efficiency and performance. The smart readiness indicator to be used for this purpose includes criteria for increased energy savings, benchmarks and flexibility, as well as for improved functions and capabilities resulting from the greater networking and use of intelligent devices.

Alternatively, until such time as a recognised evaluation method is put forward, implementation of intelligent control and responsiveness may be demonstrated via specific building equipment if it enables interoperability and has a positive impact on the indoor climate, overall energy efficiency, the performance level and the degree of flexibility achieved.



The building and its building services system should demonstrate flexibility in terms of total energy demand, including the ability to participate in active and passive – and implicit and explicit – demand management, in energy storage and returning energy to the grid, for example by providing flexibility and capacity for demand-side adaptation. In addition, it should be possible to adapt the operating mode to the needs of residents, while having due regard for user-friendliness, the need to maintain a healthy indoor climate and the ability to record energy consumption. Specific building equipment that supports these capabilities includes: smart meters, building automation and control systems, self-regulating devices for the regulation of indoor air temperature, self-regulating built-in home appliances, recharging points for electric vehicles and energy storage.

If specific building equipment is claimed, it should be indicated whether the criterion “system interoperability” (smart meters, building automation and control systems, built-in home appliances, self-regulating devices for the regulation of indoor air temperature within the building and indoor air quality sensors and ventilations) is met (yes/no) and whether “the positive influence of existing communication networks, in particular the existence of high-speed-ready in-building physical infrastructure, such as the voluntary “broadband ready” label, and the existence of an access point for buildings with multiple residential building units, in accordance with Article 8 of Directive 2014/61/EU of the European Parliament and of the Council (1)” is observed (yes/no). The latter is based on EPBD recommendations for the methodological assessment of smart readiness. By way of a simpler approach, the presence of system-supportive specific building equipment can be demonstrated by referring to the criteria already established for individual incentivised measures.

Points will be awarded if there is an intelligent control system for energy consumption, energy generation or storage that responds to external signals from the energy supplier. As a minimum, this responsiveness must be demonstrated for built-in heat pumps, energy storage systems and electric vehicle charging points. This may also be achieved through the use of timers that are synchronised with the grid capacities of the utility companies or respond to higher-level signals (e.g. traffic light system of the energy grid agencies).

To demonstrate preparedness, the minimum requirement is a smart electricity meter with an internet connection. Intelligent control or load management for energy consumption, generation or storage must be retrofittable, particularly for built-in heat pumps, energy storage systems and electric vehicle charging points.

Indicator 5.5 AGENDA 2030 BONUS – Energy production on or at the building

The indicator will be scored positively if renewable energy is produced on the building itself or within its immediate vicinity. If the available potential is largely being utilised, bonus points can be earned. The definition of “largely utilised” is as follows: In the case of photovoltaic or solar thermal systems, at least 60% of the roof surfaces that are suitable for solar use must be covered with appropriate modules. Alternatively, residential buildings can demonstrate that the requirement has been fulfilled by having an installed minimum output of 0.06 kilowatts peak per m² of developed plot area or, alternatively, by generating at least 66 kWh of solar energy per m² of developed plot area. Where there is a green roof obligation in force and this has been implemented, this value can be reduced by 50%. If alternative technologies for generating renewable energy are used directly on the building or on the plot (wind power, geothermal heat or wastewater heat, but not heat pumps), the final energy amount defined above for photovoltaic systems must be proven as a minimum.

Indicator 5.6 Zero-emission building

Points can be earned for this indicator if a national standard categorises the building as a “zero-emission building” in accordance with the EPBD, meaning that it meets all the requirements stipulated by this directive.



Indicator 5.7 Achievement of the target for the building's carbon footprint during use

For this indicator, the greenhouse gas emissions from the building's use and operation must be calculated in accordance with the framework (revised version). As of 2025, emissions are calculated based on actual measured energy data and published annually. Points can be earned if the GHG emissions fall below a CO₂ limit value introduced or announced as part of the EPBD's national implementation, or if they fall below a recognised CO₂ target value. The method and applicable CO₂ target value must be selected in accordance with the rules of the framework (revised version) or a similar set of rules. The target value should enable a comparison within similar building types. The evaluation is carried out based on the GHG emissions parameter and the following requirements must be met when selecting an external benchmark: comparable climate region, use and system boundary for indicator calculation. The external annual target value is an area-weighted indicator. In addition to the method defined by the DGNB framework (revised version), other methods may also be used if they pursue equivalent goals, i.e. the achievement of national energy and climate goals for existing buildings through reliance on target pathways, limit values or similar mechanisms. Climate action roadmaps that conform to the 2020 DGNB framework can be recognised up until 31 December 2028. The equivalence of the methods must be shown.

The cumulative GHG emissions since 2025 and any deviation from the recognised CO₂ target value must be presented and published on request or in a publicly accessible database.

Indicator 5.8 AGENDA 2030 BONUS – Net zero greenhouse gas use

A bonus may be awarded if the building's greenhouse gas emissions for the assessment scope "operation" or "operation and use" (when calculated in accordance with the DGNB framework (revised version)) are demonstrably below 0 kg CO₂eq per annum.



APPENDIX B – DOCUMENTATION

I. Required documentation

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

Indicator 1: Plan – Target agreement

- A target agreement confirmed by someone representing the building owner or, if confirmation by the owner cannot be submitted, by someone representing the operating team
- A climate action roadmap or an action plan for climate action measures, where applicable, based on an individual renovation roadmap
- Suitable documents demonstrating the level of ambition or the limiting constraints at the site (e.g. provisions for the protection of historic buildings, building law restrictions, life cycle cost calculation, description of structural restrictions)
- Confirmation by the owner acknowledging the action plan or climate action roadmap and the scheduled target date

Indicator 2: Do – Quality of data collection

- Evidence of consumption and yield data (statements, meter readings for consumption and grid export, annual summary, etc.)
- Recommendation: Information on data quality (e.g. via a data quality index)
- Where applicable: Evidence of refrigerant use and any GHG emissions from implemented maintenance, conversion and renovation measures or, alternatively, confirmation that no refrigerants have been used and no measures have been implemented

Indicator 3.1: Check – Analysis of GHG emissions data

- Suitable documents evidencing data analysis
- Suitable evidence of the implementation of improvement measures (e.g. minutes of meetings, acceptance and handover records, photo documentation)
- Calculation results for the building's GHG emissions (e.g. by submitting the results from the DGNB tool for CO₂ accounting)

Indicator 3.2: Check – Implementation of improvement measures

- Description of measures implemented
- Alternative: Meeting of CO₂ target values in the previous period

Indicator 4: Act – Energy and climate action plan: Basis on which improvement measures are defined

- Action plan, climate action roadmap with reference to CO₂ target values or benchmarks compliant with national energy and climate goals (e.g. DGNB tool for CO₂ accounting, CRREM, SBTi, etc.)
- Suitable documents explaining the basis of calculations (e.g. analyses, results documentation)
- Suitable technical monitoring documents (e.g. documentation of operating quality results, including details of deficiencies and optimisation potential)
- Comparison of the environmental, economic and social aspects of the climate action measures



Indicator 5: Evaluation of performance

- Suitable documents demonstrating achievement of the individual target parameters (energy performance certificate, confirmation of refrigerant use, electricity supply data from the supplier, transformation plans relating to heat supply, etc.)
- Confirmation/proof from the energy supplier of compliance with requirements and a verified transformation plan (in Germany: according to the Buildings Energy Act (GEG) or Heat Planning Act (WPG))
- Calculation of the energy generation potential and the extent to which it is being utilised
- Suitable evidence of the energy system's control and responsiveness
- Recorded GHG emissions (temporal resolution: 2025 onwards) with reference to CO₂ target values or CO₂ limits



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- Framework for climate-neutral buildings and sites. DGNB. 2025
- Teilenergiekennwerte von Nichtwohngebäuden (Partial energy indicators for non-residential buildings) (URL: <http://tektool.iwu.de/download.php>, 17 June 2019)
- Level(s) – Ein gemeinsamer EU-Rahmen zentraler Nachhaltigkeitsindikatoren für Büro- und Wohngebäude – Teil 3: Durchführung von Leistungsbewertungen mithilfe von Level(s). (Level(s) – A common EU framework of core sustainability indicators for office and residential buildings – Part 3: How to make performance assessments using Level(s)). JRC Science Hub. 2017 (URL: http://ec.europa.eu/environment/eussd/pdf/170816_Levels_EU_framework_of_building_indicators_part1-2_DE.pdf, 17 June 2019)
- Climate Bonds Initiative: Location Specific Criteria for Residential Buildings (URL: <https://www.climatebonds.net/standard/buildings/residential/calculator>, 17 June 2019)
- Climate Bonds Initiative: Location Specific Criteria for Commercial Buildings (URL: <https://www.climatebonds.net/standard/buildings/commercial/calculator>, 17 June 2019)
- Sustainable Development Goals Icons, United Nations/globalgoals.org
- Tool zur Bewertung des Energieverbrauchs von Nichtwohngebäuden anhand von Verbrauchs-Teil-Energiekennwerten (Tool for evaluating the energy consumption of non-residential buildings based on partial energy consumption indicators), VerTEK tool, Institut Wohnen und Umwelt GmbH - IWU (URL: <https://vertektool.iwu.de/>, 24 September 2025)
- CRREM Risk Assessment Tool (URL: <https://crrem.org/crrem-risk-assessment-tool/> <https://crrem.org/crrem-risk-assessment-tool/> 24 September 2025)
- German Federal Ministry for Economic Affairs and Energy and German Federal Ministry of the Interior, Building and Community 2021: Promulgation of the rules for energy consumption values and comparative values in non-residential buildings of 15 April 2021 (URL: [210503_bmwi_bmi_regeln_energieverbrauchs_kennwerte_nichtwohnbestand.pdf](https://www.bmwi.de/SharedDocs/Pressemitteilungen/DE/2021/04/energieverbrauch-wohngeb-15-04-2021.pdf?__blob=publicationFile)) Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) at the Federal Office for Building and Regional Planning (BBR) (publisher): Vergleichswerte für den Energieverbrauch von Nichtwohngebäuden (Comparative values for energy consumption of non-residential buildings). BBSR online publication 20/2019, Bonn, December 2019. (URL: BBSR online publication no. 20/2019)
- QNG Manual, Annex 3.2.1.1 to Appendix 3, Bilanzierungsregeln des QNG für Nichtwohngebäude (QNG accounting rules for non-residential buildings), version of: 19 July 2024 (URL: [QNG_Handbuch_Anlage-3_Anhang-3211_LCA_Bilanzregeln-NW_v1-4-1.pdf](https://www.dgnb.com/de/Handbuch/Anlage-3-Anhang-3211-LCA-Bilanzregeln-NW_v1-4-1.pdf))
- IPCC Good Practice Guidance and Uncertainty Management in National Greenhouse Gas Inventories (URL: <https://www.ipcc.ch/publication/good-practice-guidance-and-uncertainty-management-in-national-greenhouse-gas-inventories/>)
- IPCC Industrial Processes, TABLE 3.22, page 106: (URL https://www.ipcc.ch/site/assets/uploads/2018/03/3_Industry-1.pdf)



Annex 1 – Leakage and disposal rates for refrigerants

Table: Leakage and disposal rates for systems with refrigerants in accordance with Annex 3.3, Appendix 3, Special F-gas calculation rule for LCA accounting rules of QNG, version of 19 July 2024

System type	Leakage rate (%)	Disposal rate (%)	Replacement cycles over 50 years
Split units	5.00	49.00	4
Multi-split units	5.60	31.50	3
VRF systems	6.58	31.50	3
Turbocompressor refrigeration units	3.76	21.60	2
Chillers	3.76	21.60	3
Heat pumps	2.50	35.20	2
All other system types	2.50	25.00	2



ENV2-B Water

Objective

The objective is to preserve the natural water cycle, minimise drinking water consumption and support the local water balance by ensuring the on-site infiltration and evaporation of rainwater.

Benefits

The reduction of drinking water consumption lowers running costs. The use of grey water and rainwater prevents dependence on price fluctuations and availability. The incorporation of water-sensitive design in the exterior spaces reduces stormwater fees payable to the local authorities. Evaporation improves the microclimate. In addition, less strain is placed on the sewage system during heavy rain, thereby preventing flood damage to the building.

Contribution to overarching sustainability goals



Prospect

The following targets from the DGNB Future Project will continue to guide the further development of this criterion: renewable water resources; clean and healthy drinking water and the minimisation of water-related pollution in bodies of water and soil at the site; water-compatible and climate-adapted land use; contribution to the future of water management through synergies between the water, energy and material cycles.

Share of total score

	SHARE
All building types	5%



EVALUATION

In order to evaluate drinking water consumption, water management is assessed. Through the collaboration of all stakeholders, a process is established to determine the building's drinking water consumption and to achieve the target value agreed for the property via a continuous improvement process. Under this criterion, 120 standard points are available along with 20 bonus points. The maximum number of points that can be awarded is 100, or 120 when the bonus points are included.

Part 1: Management

NO	INDICATOR	POINTS
1	Plan	
1.1	Target agreement (target value)	max. 15
	A target agreement exists for the property regarding annual drinking water consumption and the use of rainwater. If there are any outside facilities, a target agreement is also in place for the retention or use of rainwater.	
	<ul style="list-style-type: none"> ■ The target agreement is based on internally agreed target values. 5 ■ The target agreement is based on target values derived from data for several comparable buildings or from an external benchmark. 15 	
1.2	Water stress indicator for the location	max. 5
	<ul style="list-style-type: none"> ■ The water stress indicator for the building's location was taken into account when formulating a target agreement. 5 	
2	Do	
2.1	Collecting data on water (actual value)	max. 25
	Consumption data is available for the period under consideration. The consumption data is collected as follows:	
	<ul style="list-style-type: none"> ■ at least once a year by taking the numerical values from statements. 5 ■ at least once a month by reading the consumption meters. 15 ■ continuously via digital monitoring. 20 ■ Additional: Data collection is based on sub-meters to enable better analysis and allocation of consumption. +5 	
3	Check	
3.1	Data analysis	max. 15
	The measured data has been	
	<ul style="list-style-type: none"> ■ analysed and clearly presented, and the reasons for changes or for the identification of improvement measures have been set out in a report. 15 	
3.2	Implementation of improvement measures	max. 30
	The agreed improvement measures were	
	<ul style="list-style-type: none"> ■ partially implemented in the previous period. 20 ■ fully implemented in the previous period. 30 ■ Alternative: The target values were achieved in the previous period. 30 	



NO	INDICATOR	POINTS
4	Act	
4.1	Measures for optimising operation	max. 15
	To optimise operation, measures for the following period are	
	<ul style="list-style-type: none"> ■ determined using calculation programmes. +5 ■ planned for the use of grey water/rainwater and/or the retention of rainwater in outdoor areas. +5 ■ planned to raise user awareness about the reduction of drinking water consumption. +5 ■ In addition, improvement measures are evaluated and selected by simultaneously comparing the environmental, economic and social aspects. +5 ■ Alternative: Agreed target values were achieved. 15 	
5	AGENDA 2030 BONUS – Contribution to the sponge city	max. 10
5.1	Contribution to the sponge city	
	The principle of the sponge city involves storing rainwater and releasing it later, either through evaporation or infiltration, or after reuse. The sponge city therefore resembles a natural water cycle.	
	<ul style="list-style-type: none"> ■ A nature-based measure has been implemented. 5 ■ The deviation from a reference value is evaluated in percent 10 Deviation: runoff: < + 35, infiltration < ± 35, evaporation < ± 35. Alternative: BONUS indicator 5.1 “Contribution to the sponge city” from the DGNB System for New Construction, Version 2023, under criterion ENV2.2 “Potable water demand and wastewater volume”, has been fulfilled. 	

Part 2: Performance

NO	INDICATOR	POINTS
6.	Evaluation of performance	max. 15
	The performance is evaluated according to the target agreement.	
6.1	Target achievement	
	The agreed target values for annual drinking water consumption, rainwater use and retention, and the use of rainwater on any outside facilities	
	<ul style="list-style-type: none"> ■ are met. +10 	
6.2	Flow rates of water fittings according to the EU taxonomy	
	The flow rate and capacity of the water fittings	
	<ul style="list-style-type: none"> ■ are observed in accordance with the DNSH requirement of the EU taxonomy. +3 	
6.3	Drinking water hygiene	
	The national requirements for drinking water hygiene	
	<ul style="list-style-type: none"> ■ are observed. +2 	



NO	INDICATOR		POINTS
7	CIRCULAR ECONOMY BONUS – Closed water cycle		
7.1	Closed water cycle <ul style="list-style-type: none"><li data-bbox="347 495 1129 551">■ (Technical) systems for the use of grey water or rainwater have been implemented.		10



SUSTAINABILITY REPORTING

Sustainability reporting

NO	KEY METRICS/KPIS	DIN SPEC 91475 - UID	UNIT
KPI 1	Drinking water consumption	BD.WAS.006	m ³ /a
KPI 2	Use of grey water	BD.WAS.007	Yes/No
KPI 3	Use of rainwater	BD.WAS.009	Yes/No
KPI 4	Water stress indicator	-	%



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

Water scarcity is already a challenge and, due to factors such as global warming, this is only going to intensify in the future. Depending on the building's location and type of use, operation can be heavily influenced by local availability (taking the form of “water stress”), and vice versa. By using rainwater or grey water and other innovative technologies, drinking water consumption during operation can be minimised.

II. Additional explanation

In order to obtain high-quality drinking water, water is taken daily from the natural cycle, then treated and used. The resulting wastewater must then be cleansed of pollutants and contaminants before it is returned to the natural water cycle. Water management allows optimisation potential or leaks to be identified. In turn, this enables informed decisions to be made concerning what measures should be implemented to reduce drinking water consumption. Reduction measures can include replacing fittings, using rainwater for irrigating outdoor areas, making use of grey water or raising users' awareness of water scarcity.

III. Method

Part 1: Management

Indicator 1: Plan

Indicator 1.1 Target agreement

This indicator evaluates the approach set out in the target agreement for annual drinking water consumption, the use of rainwater and (if there are any outside facilities) for rainwater retention and use on site (target values).

- The target agreement is based on internally agreed target values (e.g. using the ENV2.2 tool from the DGNB System for New Construction, Version 2023).
- The target agreement is based on target values derived from data for several comparable buildings or an external benchmark from an external source.

For example, the benchmark can consist of area-related fresh water indicators from the FM Benchmarking report published by Rotermund Ingenieure or target reduction percentages according to the Global Real Estate Sustainability Benchmark (GRESB).

The target values must be defined so that they can be compared with the measured drinking water consumption and the measured or estimated use of rainwater during recertification. Therefore, it is important that the target values are precisely defined and are measurable. Target values are defined at least three years in advance.

Indicator 1.2: Water stress indicator for the location

- This indicator is used to evaluate whether the water stress indicator is determined according to the ESRS (European Sustainability Reporting Standards). For buildings that are considered to pose a “medium” to “high” water stress risk according to the “Water Risk Atlas” of the World Resources Institute (WRI) or a similar tool, this indicator must be taken into account when formulating a target agreement. In the case of buildings that involve a high level of water stress, target values must additionally be defined for reducing the irrigation requirements of the outside facilities. Where buildings pose a low water stress risk or none at all, points will still be awarded for calculating and documenting it. Section C “Literature” lists the web links to the available data from the aforementioned institute.



Indicator 2: Do – Collection of consumption data

This indicator evaluates the method used for the collection of consumption data. In this context, a distinction is made between the temporal quality of the data (annual, monthly or daily/near real-time collection) and the quality of data acquisition (read from statement, read from meter or digital near real-time collection). The actual value is calculated from the data on annual drinking water consumption at the site.

Where buildings use rainwater or grey water, the quantities are likewise recorded. The annually measured water consumption and/or water collection/reuse are defined using key metrics.

In addition, points may be awarded for recording water consumption via sub-meters, which enable better analysis and allocation of consumption.

Indicator 3: Check

Indicator 3.1 Data analysis

It is evaluated whether the measurement data is analysed. This is performed quantitatively by analysing the deviation between the target and actual values, which reveals whether the targets have been achieved (indicator 6). Points will be awarded for a qualitative evaluation in which the data is interpreted and checked for plausibility (impact of vacancy rate, occupancy rate, use, etc.) within a report. In the case of particular building uses – for example, office or logistics spaces that are not normally in operation at certain times – it is especially important to analyse whether high water consumption occurs during these periods. The interpretation results in a better understanding of the measured data and provides an objective explanation of the factors influencing it and any changes observed.

For buildings with high water demand, it is particularly advisable to carry out an analysis to identify key consumption areas, assess potential savings, and develop suitable technical and organisational measures to reduce drinking water consumption.

Points may also be awarded for identifying improvement measures as part of the analysis and setting them out in a report.

Indicator 3.2 Implementation of improvement measures

It is evaluated whether the measures for optimising operation – as planned and defined under indicator 4 – have been partially or fully implemented. This involves considering measures whose implementation was planned for the preceding three years. Alternatively, points may be awarded here if the target values were achieved in the previous period, with the result that no measures were defined.

Indicator 4: Act – Measures for optimising operation

This indicator involves evaluating the approach to identifying and selecting measures for optimising operation. Responsibility for implementing the approved measures is agreed between the owner, operator and user/tenant.

- Calculation programmes for considering different alternatives provide an objective and project-specific methodology for determining effective measures. (Note: Improvement measures may, for example, be optimised and selected using the DGNB Excel tool from the DGNB System for New Construction Version 2023, criterion ENV 2.2. “Potable water demand and wastewater volume”.)
- It is evaluated whether measures for using grey water/rainwater and/or for retaining rainwater in outdoor areas have been implemented.
- The aim is to optimise the building's operation in a holistic way. Consequently, the results from the consideration of alternatives should be evaluated and the improvement measures selected by simultaneously comparing the environmental, economic and social aspects.



- Measures should be defined to inform building users at appropriate locations about how to reduce water consumption (e.g., through notices in sanitary facilities and signage or information boards in the relevant areas of the building). Building users may also be informed through information campaigns (e.g. via e-mails, events, information sheets).
- Alternatively, the indicator is considered satisfied if the target values have been met.

The indicator evaluates the process and the resulting measures in terms of the various aspects mentioned above. The planned measures should help to achieve the targets set under indicator 1. Implementation of the measures is evaluated under indicator 3 “Check”.

Indicator 5: AGENDA 2030 BONUS – Contribution to the sponge city

Indicator 5.1: Contribution to the sponge city

The concept of the sponge city is based on the natural water cycle and involves storing rainwater and releasing it later, either through evaporation or infiltration, or after reuse (e.g. for irrigation). The aim is to keep as much rainwater on site as possible rather than discharging it directly into the sewage system. Nature-based measures are the cornerstone of implementing the sponge city principle.

This addresses the challenges posed by heavily sealed ground surfaces. With conventional drainage, heavy rain leads to high volumes of runoff into the sewage system, potentially overloading the sewer network. In addition, sealed and densely built-up areas exacerbate the effects of heat waves. These effects can be mitigated by using nature-based solutions.

- A nature-based measure has been implemented.
Measures are recognised as nature-based if they promote evaporation and infiltration. They should be proportionate to the project scope. If the plot is connected to a superordinate district concept, the measures of the district can be credited. The following systems are recognised:
 - Trough infiltration
 - Trough/trench infiltration
 - Roof and façade greening
 - Retention roofs; where applicable, with mesh crates
 - Rainwater retention basins built using an open construction method
 - Desealing with subsequent greening
 - Desealing with subsequent use of water-permeable coverings
 - Other nature-based measures not listed here, with a brief justification

- The deviation from a reference value is evaluated in percent
Deviation: runoff ^{*2}: < + 35, infiltration ^{*1} < ∓ 35%, evaporation < ∓ 35%
Compliance with the requirements is demonstrated using the DWA regulations (DWA-M 102-4/BWK-M 3-4), which compare the water balance of the site before and after development, thereby evaluating the effectiveness of the measures. This involves evaluating how much the following distribution coefficients for the developed plot deviate from the reference value (undeveloped plot), in percent: runoff a_F , groundwater recharge-/infiltration g_F and evaporation v_F . If the plot is connected to a superordinate district concept, the values of the district can be credited.



*1 If the subsoil conditions in the building zone do not allow infiltration, points will be awarded if the infiltration percentage can be counted as evaporation. In this case, the full score for this component must be awarded for a deviation in evaporation of $> + 35\%$.

*2 A lower runoff than the reference value is desirable and has a positive impact on the score. In this case, deviations in evaporation and infiltration $> + 35\%$ must be awarded the maximum score available for each of these components

For Germany, a simplified DGNB tool may be used as an alternative. This requires a breakdown of the plot area. For example, the tool asks for the areas of roof surfaces, green roofs, fully and partially sealed surfaces, green spaces and infiltration areas. In addition, a reference value must be determined for an area of cultivated land typical of the region with no areas of habitation or circulation areas. This can, for example, be obtained from the University of Freiburg's NatUrWB (near-natural urban water balance) website (Link: <https://www.naturwb.de/>).

- Alternative: BONUS indicator 5.1 “Contribution to the sponge city” from the DGNB System for New Construction, Version 2023, under criterion ENV2.2 “Potable water demand and wastewater volume”, has been fulfilled.

Part 2: Performance

Indicator 6: Evaluation of performance

Indicator 6.1 Target achievement

It is evaluated whether the target agreement has been fulfilled for annual drinking water consumption, rainwater use and retention (if outside facilities are present).

Indicator 6.2 Flow rates of water fittings according to the EU taxonomy

It is evaluated whether the flow rate and capacity of the water fittings comply with the specifications in the DGNB requirements catalogue for new construction that cover ESG verification under the EU taxonomy, Annex 4 of the DNSH requirement “Sustainable use and protection of water and marine resources”. Note: In buildings that must meet specific health protection requirements (e.g. nursing homes, hospitals), water-saving measures should be designed to ensure the fulfilment of these very requirements.

Indicator 6.3 Drinking water hygiene

Points may be awarded for validated compliance with the national requirements for drinking water hygiene.

Indicator 7: Circular Economy Bonus – Closed water cycle

Points may be awarded if (technical) systems for the use of grey water or rainwater have been installed in the building.



APPENDIX B – DOCUMENTATION

I. Required documentation

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

Indicator 1: Plan – Target agreement

- Suitable documents supporting the target agreement, which is based on internally agreed indicators or on data for several comparable buildings
- Water stress indicator
- If relevant: a justification of the internal target values
- Evidence of an external benchmark
- DGNB benchmark tool ENV2.2, New Construction, Version 2023

Indicator 2: Do – Collection of consumption data

- Evidence of consumption data (statements, readings from consumption meters, annual summary, excerpts of continuous data)
- Actual value for drinking water consumption
- Where applicable: recorded quantities of rainwater/grey water
- Evidence of the sub-meter structure

Indicator 3: Check – Data analysis

- Suitable documents evidencing data analysis (charts, tables)
- A detailed report including a data plausibility check
- A report identifying improvement measures in relation to data analysis
- Suitable evidence of the implementation of improvement measures (e.g. minutes of meetings, acceptance and handover records, photo documentation)
- Suitable documents demonstrating achievement of the target values

Indicator 4: Act – Measures for optimising operation

- Suitable calculation documents (e.g. analyses, results documentation)
- Photo documentation
- List of approved measures and the people responsible for their implementation
- Presentation of the comparison of environmental, economic, and social aspects across different alternatives
- Suitable documents demonstrating achievement of the target values

Indicator 5: AGENDA 2030 BONUS – Contribution to the sponge city

- Photo documentation of the nature-based measures implemented and a brief description of how these promote evaporation and infiltration
- Evidence of calculation in accordance with the DWA regulations

Indicator 6: Evaluation of performance

- Suitable documents demonstrating achievement of the target values
- Evidence of flow rates and capacities according to the EU taxonomy in the form of data sheets (or, where applicable, tender documents or measurements)
- Evidence of compliance with the statutory requirements for drinking water hygiene

Indicator 7: Circular Economy Bonus – Closed water cycle

- Description and photo documentation of the system for making use of grey water and rainwater



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- Baseline Water Stress, World Resource Institute (WRI), Aqueduct Country Rankings [URL: <https://www.wri.org/applications/aqueduct/water-risk-atlas/>, 14 April 2025]
- DGNB requirements catalogue for new construction for ESG verification under the EU taxonomy (April 2025)
- Criterion ENV2.2, DGNB System for New Construction Version 2023
- Green Lease – Der grüne Mietvertrag für Deutschland. (Green Lease – The green lease agreement for Germany). ZIA Zentraler Immobilien Ausschuss e.V. 2nd edition. 2018 (URL: https://www.zia-deutschland.de/fileadmin/Redaktion/Meta_Service/PDF/zia_broschuere_green_lease_weboptimiert.pdf, 17 June 2019)
- Level(s) – A common EU framework of core sustainability indicators for office and residential buildings – Part 3: How to make performance assessments using Level(s). JRC Science Hub. 2017 (URL: http://ec.europa.eu/environment/eussd/pdf/170816_Levels_EU_framework_of_building_indicators_part1-2_DE.pdf, 17 June 2019)
- Sustainable Development Goals Icons, United Nations/globalgoals.org
- Naturnahe Urbane Wasserbilanz NatUrWB (Near-natural urban water balance NatUrWB), University of Freiburg (URL: <https://www.naturwb.de/>)



ENV3-B

Resource management

Objective

The objective is to increase the recycling rate of the waste generated in the building and minimise the overall amount of waste in order to achieve closed material cycles.

Benefits

Reducing waste production lowers running costs. Greater separation of generated waste into fractions also enables higher material recovery/recycling rates and is often associated with cost savings.

Contribution to overarching sustainability goals



Prospect

Due to stricter regulation and rising costs for disposal companies, the focus is likely to shift much more onto reducing the amount of waste and improving the quality of material recovery.

Share of total score

	SHARE
All building types	3%




EVALUATION

The management of recyclables in building operation is evaluated by examining how municipal waste is managed. Through the collaboration of all stakeholders, a process is established to determine the building's recycling rates and volume of residual waste, and to achieve the target value agreed for the property via a continuous improvement process. Under this criterion, 125 standard points are available along with 5 bonus points. The maximum number of points that can be awarded is 100, or 105 when the bonus points are included. If the building can demonstrate a very low level of waste production and very high recycling rates, the circular economy bonus can be awarded.

Part 1: Management

NO	INDICATOR	POINTS
1	Plan	
1.1	Target agreement (target value)	max. 15
	A target agreement exists for the property regarding the annual residual waste volume and the separately collected waste fractions (recycling). The target agreement is based on a target value that	
	<ul style="list-style-type: none"> ■ has been agreed internally. 10 ■ has been obtained either on the basis of data for several comparable buildings or on the basis of a benchmark. 15 	
2	Do	
2.1	Collecting data on waste (actual value)	max. 30
	Alternative A: Annual waste volumes are available for the period under consideration. The data on residual waste and on separately collected waste fractions (recycling) is collected	
	<ul style="list-style-type: none"> ■ annually using the waste amounts or volumes reported in statements*. 20 ■ monthly using the waste amounts or volumes reported in statements*. 30 	
	Alternative B (only applicable under certain conditions): Collection systems within a given radius Confirmation of the use of available recycling/material recovery collection systems within a 500 m radius for:	
	<ul style="list-style-type: none"> ■ Plastic +5 ■ Paper +5 ■ Residual waste +5 ■ Metal and aluminium +5 ■ Glass +2 ■ Organic and/or green waste +2 ■ Electrical equipment and waste +2 ■ Batteries and rechargeable batteries +2 ■ Textiles and footwear +2 	



3	Check		
3.1	Data analysis		max. 15
	The data has been		
	<ul style="list-style-type: none"> analysed and clearly presented, and the reasons for changes or for the identification of improvement measures have been set out in a report. 		15
3.2	Implementation of improvement measures		max. 30
	The agreed improvement measures were		
	<ul style="list-style-type: none"> partially implemented in the previous period. fully implemented in the previous period. Alternative: The target value was achieved in the previous period. 		20 30 30
4	Act		
4.1	Measures for optimising operation		max. 20
	To optimise operation, measures for the following period are		
	<ul style="list-style-type: none"> implemented based on information aimed at preventing waste and residual waste and increasing recycling rates. implemented based on incentive schemes aimed at preventing waste and residual waste and increasing recycling rates. Alternative: The agree target value was achieved. 		+10 +10 20
5	CIRCULAR ECONOMY BONUS – Selection according to recycling rates		
5.1	Selection of disposal company according to recycling rates		
	<ul style="list-style-type: none"> Disposal companies are selected according to their actual material recovery rates. 		+5

Part 2: Performance

NO	INDICATOR	POINTS
6	Evaluation of performance	
	The performance is evaluated according to the target agreement.	
6.1	Target achievement	max. 15
	The target agreement for the annual waste volume and for the collected waste fractions and their associated recycling rates	
	<ul style="list-style-type: none"> has been met. 	15



SUSTAINABILITY REPORTING

Sustainability reporting

NO	KEY METRICS/KPIS	DIN SPEC 91475 - UID	UNIT
KPI 1	Waste production during operation: Facilities present for sorting waste	-	Yes/No



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

Reducing the amount of waste and residual waste while increasing recycling rates enables the conservation of resources, thereby actively contributing to the circular economy.

II. Additional explanation

Establishing a system for the management of recyclables involves determining the volume and type of recyclables as a basis for developing measures to reduce the amount of waste and residual waste, and to increase the degree of recycling. These measures include information campaigns to raise awareness of waste prevention opportunities as well as the adjustment of internal procurement processes to prevent waste.

Explanatory note on the terminology used under this criterion: “Residual waste” means the total amount of all waste that cannot be assigned to any of the separately collected waste fractions (such as waste paper, scrap metal, waste glass, organic waste, lightweight packaging, waste wood, electrical/electronic waste or hazardous substances) due to the contamination or mixing of materials.

III. Method

Part 1: Management

Indicator 1: Plan – Target agreement

This indicator evaluates the approach set out in the target agreement for the annual waste volume and for the collected waste fractions and their associated recycling rates (target value).

- The target agreement is based on an internally agreed target value.
- The target agreement is based on a target value that has been obtained either on the basis of data for several comparable buildings or on the basis of an external benchmark.

As a minimum target, waste must be separated into fractions in accordance with Article 3 (of the EU Directive, see Appendix C – Literature) or a similar local or national requirement.

Indicator 2: Do – Collection of consumption data

This indicator is used to evaluate how the amount of waste is recorded and documented. Alternatives A and B are both available, but only one may be selected. Alternative A covers the actual collection of data, distinguishing by the level of detail with which the amounts of waste are taken from the disposal company's invoices: either monthly or annually. Alternative B may only be applied to buildings where it is not possible to assign or order refuse bins directly to a specific rental unit (if the bins are located in central external collection areas, for example). In such cases, tenants must be provided with suitable waste collection areas, with particular attention being paid to ensuring that the waste fractions can be recorded separately. In addition, confirmation must be provided that the available collection systems are actually being used by the tenants.



Indicator 3: Check

Indicator 3.1 Data analysis

It is evaluated whether the measurement data is analysed. This is performed quantitatively by analysing the deviation between the target and actual values, which reveals whether the target has been achieved (indicator 5). For this, it is sufficient to present the data in a chart or table.

More points will be awarded for a qualitative evaluation in which the data is interpreted and checked for plausibility (impact of vacancy rate, occupancy rate, use, etc.) within a report. The interpretation results in a better understanding of the measured data and provides an objective explanation of any changes to the measurement data and the various influencing factors. Points may also be awarded for identifying improvement measures as part of the analysis and setting them out in a report.

Indicator 3.2 Implementation of improvement measures

It is evaluated whether the measures for optimising operation were fully or partially implemented in the previous period. This involves considering measures whose implementation was planned for the preceding three years. Alternatively, points can also be awarded here if the target value was met in the previous period and therefore no measures were planned.

Indicator 4: Act

This indicator evaluates measures for optimising operation. Together, the stakeholders must clearly define who is responsible for their implementation.

- It is evaluated whether the building users are specifically informed about waste prevention and recycling. This must be achieved either through permanently available elements (e.g. posters, signage, notices in relevant areas of the building) or through elements repeated at least once every six months (e.g. information sheets or e-mails, events).
- It is evaluated whether an incentive scheme has been implemented to prevent waste and increase recycling rates. This must be achieved either through permanently available elements (e.g. additional provision for employees working in offices, such as drinks in returnable bottles, sparkling tap water with drinking vessels, an organic fruit basket; avoidance of disposable food and drink packaging; provision of recycling options and appealing waste separation facilities) or through elements repeated at least once every six months (e.g. special campaigns, community competitions or awards for achieving targets for waste prevention or increased recycling rates).
- Alternatively, the indicator is considered satisfied if the target values have been met.

Part 2: Performance

Indicator 5: Circular Economy Bonus – Selection according to recycling rates

It is evaluated whether the disposal companies were selected based on their actual material recovery rates, because the true recycling rates depend not only on internal waste separation and appropriate sorting of waste into fractions, but also – to a significant extent – on the processes of the contracted company.

Indicator 6: Evaluation of performance

It is evaluated whether the target agreement has been met.



APPENDIX B – DOCUMENTATION

I. Required documentation

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

Indicator 1: Plan – Target agreement

- Suitable documents supporting the target agreement, which is based on internally agreed indicators or on data for several comparable buildings
- Evidence of an external benchmark

Indicator 2: Do – Amounts of waste and recycling rate

- Evidence of amounts of waste from billing statements
- Suitable documents demonstrating the disposal company's recycling rates
- Photo documentation of the waste collection points
- Confirmation that the tenants are using the available collection systems

Indicator 3: Check – Deviation analysis

- Suitable documents evidencing deviation analysis
- Evidence of the implementation of improvement measures (e.g. acceptance and handover records, photo documentation)
- Suitable documents demonstrating achievement of the target

Indicator 4: Act – Measures for optimising operation

- Photo documentation
- Document showing that the users of the building have been informed
- Suitable documents providing evidence of information mechanisms/incentive schemes (e.g. plan diagrams, screenshots)
- Credible explanation of how disposal companies are selected
- Suitable documents demonstrating achievement of the target

Indicator 5: Circular Economy – Recyclable materials cycle

- Evidence that the recycling rate selection criterion was applied when awarding contracts to disposal companies

Indicator 6: Evaluation of performance

- Suitable documents demonstrating achievement of the target



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- European Commission agreement: 2008/98/EC (URL: <https://eur-lex.europa.eu/legal-content/DE/TXT/HTML/?uri=CELEX:32018L0851>) [16 April 2025]
- Sustainable Development Goals Icons, United Nations/globalgoals.org



ENV4-B

Biodiversity management at the site

Objective

The objective is to encourage biological diversity at the site and create a denser network of habitats within the built-up area. Impacts from real estate development are to be mitigated and green spaces converted into habitats or newly created. To achieve this objective, it is important to raise awareness that wildlife can be intentionally attracted to the site by selecting native plants and providing appropriate stone, water and deadwood structures. This follows the German principle of “Tiere pflanzen”, which literally means “planting animals”. In addition, an awareness must be created of the fact that not every green space automatically constitutes a biodiversity-promoting area and nor does it have to. Wherever possible, the aim should be to convert existing green spaces into biodiversity-promoting areas; to create new biodiversity-promoting areas in open spaces, on roofs and on façades; or to maintain green spaces in an ecological way.

Benefits

Advantages of designing exterior spaces to promote biodiversity:

- Improved quality of space for users and better mental health
- Species-rich green spaces can absorb surface runoff more effectively and are better able to withstand extreme weather events, such as droughts and floods (see Jena Experiment). This makes them more resilient to environmental changes.
- Green roofs provide insulation, and can reduce stormwater fees and improve the microclimate.
- Green façades protect against vandalism, improve the microclimate and provide insulation.
- Harnessing synergies in the context of climate change adaptation can reduce physical risks for users and the building.
- There are benefits in terms of reporting and increasing the property's value

Contribution to overarching sustainability goals



Prospect

The overarching relevance of biodiversity calls for pragmatic implementation. Our short-term goal is to raise awareness and increase acceptance of this topic. In the medium term, the DGNB methodology is to be supplemented with further target-oriented indicators. In addition, vegetation zones in central Europe are shifting northward and to higher elevations due to climate change. It remains to be seen how ecosystems and plant communities will adapt and evolve in the future, and what conclusions may be drawn from this regarding plant selection and indicators.



Share of total score

	SHARE
All building types	2%



EVALUATION

To evaluate biodiversity management, a process is established to identify objectives and potential at the site, on the basis of which local measures are defined and assessed. Under this criterion, a maximum of 100 points can be awarded, or 110 when the bonus points are included. The total number of points available for the criterion is 140 plus 10 bonus points. This total has been deliberately set higher than 100 to provide motivation and reward different priorities.

Part 1: Management

NO	INDICATOR	POINTS
1	Plan	max. 10
1.1	Target agreement and action plan for biodiversity management	max. 10
	Based on the situation at the site and the resulting potential for promoting biodiversity there, targets are defined or adjusted and an action plan is created or updated with additional information.	
	More points can be earned if the target agreement and action plan are developed by a qualified person.	
	The target agreement and action plan are based on	
	<ul style="list-style-type: none"> ■ a site inspection guided by key biodiversity questions. 5 ■ a site inspection guided by key biodiversity questions, with the target agreement drawing on external targets. 8 ■ a site inspection guided by key biodiversity questions, conducted by a qualified person. 10 	
	Alternative: A biodiversity strategy for the site (drawn up by a qualified person).	
	Alternative: An additional certificate for biodiversity at the site.	
	Alternative for properties with no potential for biodiversity at the site: In cases where the results of the initial site inspection and potential analysis (indicator 2) reveal that no on-site measures can be implemented, a target agreement and action plan for supporting local projects in the surrounding area or within the natural environment must be created to promote biodiversity. This target agreement and action plan are to be evaluated in the same way as those for on-site measures.	
1.2	AGENDA 2030 BONUS – Company-based biodiversity strategy	10
	A company-based biodiversity strategy is in place with the aim of avoiding harm to biodiversity. The strategy is drafted on the basis of the raw materials used at the company, the associated mining areas and their local impacts on habitats.	
	The company-based biodiversity strategy is available to	
	<ul style="list-style-type: none"> ■ the owner of the property. +5 ■ the majority of tenant companies. +5 	





NO	INDICATOR	POINTS
2	Do	max. 30
2.1	Site inspection for biodiversity	max. 30
	During the previous period, the site and building envelope were investigated for features that promote or hinder biodiversity.	
	A site inspection guided by key biodiversity questions is conducted:	
	<ul style="list-style-type: none"> ■ at least once every three years. If necessary, the action plan is updated. 20 Alternative: An initial site inspection guided by key biodiversity questions for the purpose of developing the target agreement and action plan ■ at least once a year. If necessary, the action plan is updated. 25 ■ at least once every three years by a qualified person. If necessary, the action plan is updated. 30 Alternative: A comprehensive ecological species report at least once every six years. If necessary, the action plan is updated. Alternative: An initial site inspection guided by key biodiversity questions conducted by a qualified person for the purpose of developing the target agreement and action plan 	
3	Check	max. 30
3.2	Improvement measures implemented to achieve targets	max. 30
	The agreed improvement measures from the action plan were	
	<ul style="list-style-type: none"> ■ partially implemented in the previous period. 20 ■ fully implemented in the previous period. 30 ■ Alternative: The target agreement was fully met in the previous period. 30 	
4	Act	max. 10
4.1	Optimisation measures	max. 10
	The measures for the following period were developed	
	<ul style="list-style-type: none"> ■ on the basis of a site inspection guided by key biodiversity questions, or on the basis of literature or guidelines. 5 ■ on the basis of a site inspection guided by key biodiversity questions that was conducted by a qualified person. 10 Alternative: As part of an additional certification process for biodiversity at the site. ■ Alternative: The target agreement was fully met in the previous period. 10 	



Part 2: Performance

NO	INDICATOR	POINTS
5.	Evaluation of performance The performance is evaluated according to the target agreement.	max. 100
5.1	Target achievement: Biodiversity management	max. 100
5.1.1	The target value for the biodiversity improvement parameter was achieved: <ul style="list-style-type: none"> ■ For the biodiversity improvement parameter, the target value was achieved on-site. 40 ■ Alternatively, if no possibilities exist on-site: For the biodiversity improvement parameter, the target value was achieved in the local surrounding area. 10 	
5.1.2	The target value for the biodiversity harm avoidance parameter was achieved: <ul style="list-style-type: none"> ■ For the biodiversity harm avoidance parameter, the target value was achieved on-site. 20 	
5.1.3	Additional certification for biodiversity at the site has been obtained.	100



SUSTAINABILITY REPORTING AND SYNERGIES

Sustainability reporting

NO	KEY METRICS/KPIS	DIN SPEC 91475 - UID	UNIT
KPI 1	Biodiversity-promoting area (species-rich and native)	-	m ²
KPI 2	Green space area	-	m ²
KPI 3	Intensive green roof area (substrate height > 50 cm)	GD.BIO.002.NNN	m ²
KPI 4	Semi-intensive green roof area (substrate height 12–50 cm)	GD.BIO.002.NNN	m ²
KPI 5	Extensive green roof area (substrate height < 12 cm)	GD.BIO.002.NNN	m ²
KPI 6	Vertical green area	GD.BIO.005.NNN	m ²
KPI 7	Share of green space area within plot area	-	%
KPI 8	Share of non-green space area within plot area	-	%
KPI 9	Share of biodiversity-promoting area within exterior spaces area according to DIN 277	-	%
KPI 10	The open spaces are ecologically maintained (period of at least three years).	-	Yes/No



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

Humans need clean air and water, food and a moderate climate. We benefit from the sun as an energy source, from plants as producers of oxygen and climate regulators, from insects as pollinators and from the soil as a purifier and reservoir for water. In addition, we identify with various landscapes, such as mountains, forests and beaches. These are just a few of the services that nature provides. We also refer to them as provisioning, regulating and cultural ecosystem services. By integrating biodiversity-promoting green spaces on and around buildings, we can maintain these services.

II. Additional explanation

Synergies with DGNB System applications

■ DGNB System for New Construction

The biodiversity-promoting area calculated under ENV2.4 can be used as a target value for biodiversity. In addition, the biodiversity harm avoidance parameter can be determined using criterion ENV2.4 and the following topics: “no use of invasive plant species”, “wildlife-friendly lighting” and “reduction of animal traps”.

■ DGNB System Biodiversity-Promoting Exterior Spaces

Alternative for the whole criterion: The biodiversity-promoting area calculated under ENV1-A “Habitats” can also be used as a target value for biodiversity. The reductions in negative impacts addressed under ENV3-A can also be applied. As part of the recertification process, results are also compared with the target values and, where applicable, improvement measures are defined. These measures can then be recognised here.

Achievement of targets in the case of existing biodiversity-promoting exterior spaces.

- In principle, the target agreement is aimed at improving the existing condition. If the exterior spaces are already designed to promote biodiversity (see, for example, the indicators in Part 2: Performance) to such an extent that further measures would offer no (or virtually no) added value and the cost/effort involved would be disproportionate, an improvement in the condition is no longer required. In this case, the target agreement should focus on permanently assuring the quality of the condition that already promotes biodiversity.

Requirements for the key questions guiding the site inspection for biodiversity

- The key questions guiding the site inspection for biodiversity can be found in the separate DGNB Excel file entitled “Key questions for the site inspection for biodiversity”.
- Similar key questions may be used for the inspection, provided that they address the following topics and their impact on local biodiversity:
 - Basic information on sealing and the proportion of green spaces
 - Environmental quality and maintenance of lawns and meadows, herbaceous perennial beds, hedges, shrubs and trees. In this context, there must be a certain proportion of native plant species to achieve the requisite environmental quality.
 - Environmental quality and maintenance of various non-plant habitats, such as sand patches, dry-stone walls, nest boxes, deadwood.
 - Wildlife-friendly lighting
 - Avoidance of animal traps, such as bird protection
 - Contextual integration and ecological connectivity
 - Ecological maintenance, such as the use of appropriate machinery, management of invasive plants, avoidance of fertilisers and pesticides, etc.



Requirements for additional certification for biodiversity at the site

- **Area requirement:** A minimum area that must be provided to promote biodiversity under the certification scheme. This minimum area must be in proportion to the plot size and its potential.
- **Native and species-rich planting:** An appropriate proportion of native and diverse plant species to promote biodiversity.
- **Ecological maintenance:** Requirements for ecological maintenance have been defined and are regularly reviewed.

Additional certifications for biodiversity at the site that are already recognised:

- **DGNB System Biodiversity-Promoting Exterior Spaces**
 - Area requirement: 30% of the exterior spaces, as defined by DIN 277, promote biodiversity. See indicator “Biodiversity-promoting area”, DGNB System Biodiversity-Promoting Exterior Spaces
 - Native species and species-rich planting: The majority of the seeds sown and the herbaceous perennials, shrubs and trees planted in the biodiversity-promoting areas are native species. See DGNB System Biodiversity-Promoting Exterior Spaces
 - Ecological maintenance: Key questions for ecological maintenance have been defined and are regularly answered. See criterion ENV2-A “Vegetation”, indicator 1.4.1 “Biodiversity-promoting upkeep”, DGNB System Biodiversity-Promoting Exterior Spaces.
- **Certificate of the Foundation Nature & Economy**
 - Area requirement: See requirement set by the Foundation Nature & Economy
 - Native and species-rich planting: See requirement set by the Foundation Nature & Economy
 - Ecological maintenance: Inspection/approval of the open spaces is carried out by a qualified person. See requirement set by the Foundation Nature & Economy

III. Method

Part 1: Management

Indicator 1: Plan

Indicator 1.1: Target agreement and action plan for biodiversity management at the site

This indicator evaluates whether a target agreement and an action plan are in place for biodiversity management at the site. More points can be earned if the target agreement and action plan are developed by a qualified person (see Annex 1).

Description of evaluation levels

The target agreement and action plan are based on a site inspection guided by key biodiversity questions, as well as on the potential and restrictions identified in the course of this, e.g. using the DGNB Excel file entitled “Key questions for the site inspection for biodiversity” (see additional explanations and indicator 2). The following steps may help with the target agreement and the creation of an action plan:

- 1.) Conduct a site inspection and make use of the DGNB Excel file entitled “Key questions for the site inspection for biodiversity”. It is only necessary to answer those questions that do not require input from a qualified person.
- 2.) Identify topics in the DGNB Excel file “Key questions for the site inspection for biodiversity” where the answers fall into the categories “Red flag” or “Low contribution”.
- 3.) Describe and weigh up the potential and restrictions for the identified topics. Examples of possibilities: Change the green space maintenance approach from intensive to extensive for some of the green spaces. Switch from rotational planting to permanent native planting. Save on wastewater charges by descaling areas or installing green roofs. Plant existing infiltration basins with native, species-rich vegetation. In densely built-up areas: Create a soil-bound green façade.



Examples of restrictions: Conflicting uses, historic building protection etc. Resolve conflicts, for example by converting the fully paved fire brigade bypass into a gravel lawn.

- 4.) Define specific targets for the next few years: The target agreement is aimed at improving the existing condition. An improvement in the condition is no longer required if performance is already very good (see Part 2: Performance and additional explanations).
- 5.) Draw up an action plan: The action plan includes specific measures to improve biodiversity and reduce the negative impacts caused on-site by the building. The action plan should be based on a time schedule. In addition, the responsibilities should be clarified and the budget set.

The target agreement and action plan are based on a site inspection guided by key biodiversity questions, as well as on the potential and restrictions identified in the course of this, and draw on external targets. They can, for example, be based on the DGNB Excel file "Key questions for the site inspection for biodiversity" (see additional explanations and indicator 2). By way of an extension to the previous evaluation level, the target here is based on external national or European targets.

- 1.) Conduct a site inspection and answer the questions in the DGNB Excel file: "Key questions for the site inspection for biodiversity" (see additional explanations and indicator 2 as per the previous evaluation level)
- 2.) Identify topics: As per the previous evaluation level
- 3.) Potential and restrictions: As per the previous evaluation level
- 4.) Targets: By way of an extension to the previous evaluation level, external targets are the aim here. For example:
 - Tree canopy cover of 30% (Nature Restoration Law)
 - Biodiversity-promoting area of 30%
 - UrbanBioScore of 15
- 5.) Action plan: As per the previous evaluation level

The target agreement and action plan are based on a site inspection conducted by a qualified person who uses key questions to identify potential and restrictions, e.g. using the DGNB Excel file: "Key questions for the site inspection for biodiversity" (see additional explanations and indicator 2, completed by a qualified person (Annex 1)). The targets and measures are defined on the basis of an inspection of the outdoor areas conducted by a qualified person.

The following steps may help with the target agreement and the creation of an action plan:

- 1.) Site inspection and use of the DGNB Excel file: "Key questions for the site inspection for biodiversity" (see additional explanations and indicator 2) by a qualified person. All the questions must be answered.
- 2.) Identify topics: As per the previous evaluation level
- 3.) Potential and restrictions: as per the previous evaluation level
- 4.) Targets: As per the previous evaluation levels. In-house or external targets may be used.
- 5.) Action plan: As per the previous evaluation level

Alternative: The target agreement and action plan are based on a biodiversity strategy for the site that was drawn up by a qualified person (Annex 1). In this context, "biodiversity strategy" means a plan for developing the open spaces in a way that promotes biodiversity and includes explanations of the listed topics. It may also be defined as merely switching over to an ecological maintenance plan. The following points should be incorporated when developing the plan and a brief explanation provided for each one. In principle, any sound approach to biodiversity-promoting planning will automatically consider these topics:

- Site conditions – What are the conditions of the site (soil type, light conditions, land relief, etc.) and how do they change?
- Future climate – What future climatic conditions will the site be facing? What are the consequences of this and how can the site respond and adapt?



- Vegetation – What plants are present and worth preserving? Are any native species present? Are any invasive species present? Can the vegetation be selected so that it does not require irrigation or fertilisation? If irrigation is required, how can this be provided in such a way as to conserve (fresh) water?
- Habitat structures – What different structures (such as meadows, hedges, trees, dry-stone walls, nest boxes, deadwood, etc.) and functions served by them (such as hunting areas for bats, nesting sites for birds, hibernation opportunities for insects, etc.) are present and worth preserving? What new functions can be created and linked to any that already exist?
- Animals – What target animal species from the natural habitat and immediate surrounding area are present and suited to the site? What do these target species require from their surroundings? What plants do the target animal species need?
- Contextual integration – What biotopes are present in the surrounding area? What higher-level plans are in place and how does the site fit into them? How can the project site help to link biotopes from the surrounding area and increase ecological permeability?
- Reduction of negative influences – What barriers and disruptive factors are created, e.g. by lighting, glass façades, building structures or roads? How can the project site help to minimise barriers?
- Maintenance/upkeep-related information – How is biodiversity-promoting upkeep to be achieved?

Alternative: The target agreement and action plan are based on an additional certificate for biodiversity at the site. Details of the requirements for additional biodiversity certificates and additional certificates that are already recognised can be found in the section entitled “Additional explanations”.

Indicator 1.3 AGENDA 2030 BONUS – Company-based biodiversity strategy

This indicator evaluates whether a comprehensive biodiversity strategy is in place for the owner’s business activities or for the majority of tenant companies. This involves identifying the raw materials used by the company (along with their country and region of origin) and assessing their impact on the local habitats where they are sourced.

- List of the raw materials used at the company in tonnes and country/region of origin
- Mapping of surrounding biotopes in the country/region of origin (NATURA 2000 areas, etc.)
- Assessment of the impact of business activities on habitats (e.g. using the WWF Biodiversity and Water Risk Filter tools)

“The majority of tenant companies” means that a biodiversity strategy exists for 80% of the gross floor area (GFA) leased to the companies. If there is no rentable floor area or if none of the rentable floor area is leased to other companies, the points available “for the majority of tenant companies” can be awarded if the points “for the owner of the property” have been credited.

Indicator 2: Do

Indicator 2.1: Site inspection for biodiversity

The site inspection guided by key biodiversity questions has been conducted. If there is an action plan in place for supporting local projects in the surrounding area, the inspection must be carried out there accordingly.

The initial site inspection is performed on the building and its exterior spaces. It must be guided by key biodiversity questions. The result provides the basis for drawing up the targets and the action plan. Support for local projects in the surrounding area or the natural habitat can only be recognised if the result of the site inspection reveals that there is no potential at the site itself. A case must be made for this accordingly. More points can be earned if the initial site inspection is conducted by a qualified person. Even more points can be earned if a regular site inspection is conducted at shorter intervals or by a qualified person.



This indicator evaluates how frequently the open spaces are inspected and evaluated. More points can be earned if the site inspection and evaluation are carried out by a qualified person (see Annex 1). A detailed species protection report is not required but may be credited by way of an alternative.

Description of evaluation levels

A site inspection guided by key biodiversity questions is conducted at least once every three years. It can, for example, be based on the DGNB Excel file "Key questions for the site inspection for biodiversity" (see additional explanations and indicator 2). If necessary, the action plan is updated. The following steps may help with the inspection and documenting progress:

- 1.) Use DGNB Excel file: "Key questions for the site inspection for biodiversity". It is only necessary to answer those questions that do not require input from a qualified person.
- 2.) Identify topics where the answers fall into the categories "Red flag" or "Low contribution". Check whether any changes have occurred compared to the previous period.
- 3.) Identify topics that have changed compared to the previous period. Briefly explain the reasons for the change. For example: Situation has improved thanks to measures implemented, situation has deteriorated due to drought or an attack of disease in the previous period.
- 4.) Add measures to the action plan if new potential can be utilised or if deterioration has occurred.

Alternative: An initial site inspection guided by key biodiversity questions for the purpose of developing the target agreement and action plan

- See indicator 1 Plan: The target agreement and action plan are based on a site inspection guided by key biodiversity questions.

A site inspection guided by key biodiversity questions is conducted at least once a year. It can, for example, be based on the DGNB Excel file: "Key questions for the site inspection for biodiversity" (see additional explanations and indicator 2). If necessary, the action plan is updated. The steps described under indicator 2.1. may once again help with the inspection and documenting progress.

A site inspection guided by key biodiversity questions is conducted by a qualified person (Annex 1) at least once every three years. If necessary, the action plan is updated. The following steps may help with the inspection and documenting progress:

- 1.) Use DGNB Excel file: "Key questions for the site inspection for biodiversity". All the questions must be answered.
- 2.) Identify topics where the answers fall into the categories "Red flag" or "Low contribution". Check whether any changes have occurred compared to the previous period.
- 3.) Identify topics that have changed compared to the previous period. Briefly explain the reasons for the change. For example: Situation has improved thanks to measures implemented. Situation has deteriorated due to drought or an attack of disease in the previous period.
- 4.) Add measures to the action plan if new potential can be utilised or if deterioration has occurred.

Alternative: A comprehensive ecological species report at least once every six years. If necessary, the action plan is updated.

Alternative: An initial site inspection guided by key biodiversity questions conducted by a qualified person for the purpose of developing the target agreement and action plan

- See indicator 1 Plan: The target agreement and action plan are based on a site inspection guided by key biodiversity questions that was conducted by a qualified person.



Indicator 3: Check

Indicator 3.1: Improvement measures implemented and target achievement

It is evaluated whether the agreed improvement measure were partially or fully implemented in the previous period. This involves considering those measures whose implementation was planned for the preceding three years. Alternatively, the full number of evaluation points can be awarded here if the target values were achieved in the previous period.

Indicator 4: Act

Indicator 4.1 Optimisation measures

This indicator involves evaluating the approach for drafting and selecting measures for the following period. Responsibility for implementing the approved measures is agreed between the owner, operator and users/tenants.

Description of evaluation levels

The measures for the following period were developed:

- On the basis of a site inspection guided by key biodiversity questions (see additional explanations and indicator 2) and on the basis of literature or guidelines.
- On the basis of a site inspection guided by key biodiversity questions that was conducted by a qualified person (see additional explanations and indicator 2).
- Alternative: As part of an additional certification process for biodiversity at the site. The requirements for recognised certifications can be found in the additional explanations for this criterion.
- Alternatively, the full number of evaluation points can be awarded here if the target values were achieved in the previous period.



Part 2: Performance

Indicator 5: Evaluation of performance

Indicator 5.1 Target achievement: Biodiversity parameters

It is evaluated whether the target agreements for the biodiversity parameters have been met.

Notes on parameters:

Under this criterion, various methods may be used to define the respective biodiversity parameters. The method to be used must be determined once at the outset. The following requirements must be met in respect of the parameters:

Indicator 5.1.1: Biodiversity improvement parameter [in percent % or as an index]:

The improvement parameter evaluates both the size of the area that is available for biodiversity on the plot and the quality of this area based on the vegetation present.

Examples of recognised metrics:

- **Biodiversity-promoting area according to the DGNB System Biodiversity-Promoting Exterior Spaces**
Proportion of biodiversity-promoting area relative to area of exterior space according to DIN 277. For definition, see DGNB System Biodiversity-Promoting Exterior Spaces, pilot phase, criterion ENV1-A, indicator 2.3.1 “Biodiversity-promoting area”
Target value: 30% biodiversity-promoting area
- **Biodiversity-promoting area according to the Foundation Nature & Economy**
Proportion of biodiversity-promoting area relative to area of external building grounds according to the Swiss NIMMO evaluation methodology of the SGNi
The target value is based on the biodiversity-promoting area according to the Foundation Nature & Economy.
- **UrbanBioScore, Denmark**
An index that allocates points to every partial area of the plot area and then sets these in relation to the overall building plot area.
Target value: 15 (as per the Danish New Building Scheme)

Indicator 5.1.2: Biodiversity harm avoidance parameter [no. of features]:

The avoidance parameter covers the reduction of 1.) light pollution, 2.) bird collisions, 3.) barriers, 4.) the use of pesticides at the building and 5.) invasive plant species. All these topics are of relevance to buildings with and without open spaces and can be assessed. Target value: The requirements for six of the nine specified features are met.

Note: All items and features are integrated into the visual check and are marked accordingly. An assessment by a qualified person is only required for M9.

1.) Reduction of light pollution

- M1–1.1.1) At least two thirds of the lamps used outdoors are designed with an orientation that makes them harmless to wildlife: no light scattering upwards or sideways (upward light ratio ULR: 0%).
- M2– 2.1) At least two thirds of the lamps used outdoors are designed to emit a light colour that makes them harmless to wildlife: avoidance of blue components (colour temperature: 1600–2400 Kelvin, maximum of 3000 Kelvin).
- M3–1.3.1) At least two thirds of the lamps used outdoors have a low surface temperature of $\leq 60^{\circ}\text{C}$.



2.) Reduction of bird collisions:

- M4–2.1.1) There are no large (over 2 m²) reflective or transparent surfaces on the plot that lack bird protection measures. Bird protection glass or film of an effective design features a pattern covering the entire pane, with the distance between individual marking elements being less than the span of an outspread hand. Alternatively: other methods proven to be effective. Bird of prey silhouettes do not constitute effective bird protection measures; rather they are indicative of a bird collision problem.

3.) Reduction of barriers

- M5–3.1.1) There are no open shafts or bodies of water from which animals cannot escape. There are no entrapment hazards.
- M6–3.2.1) The plot is not fenced in. OR
M6–3.2.2) The fence is designed to be permeable to small animals (e.g., base-free fences or Benjes hedges).

4.) Reduced use of pesticides on building surfaces

- M7–4.1.1) No biocides, herbicides or fungicides are used to clean the façade.

5.) Reduction of invasive plant species according to the EU Union list and country-specific lists

- M8–5.1.1) There was no new planting of invasive or potentially invasive species in the previous period.
- M9–5.2.1) There were no invasive species on the site in the previous period. An assessment by a qualified person is required. OR
M9–5.2.2) Measures for the proper control and disposal of invasive species were in place and were implemented in the previous period. An assessment by a qualified person is required. OR
M9–5.2.3) A justification has been provided as to why control efforts have no prospect of success. An assessment by a qualified person is required.

Indicator 5.1.3: Additional certification for biodiversity at the site

The points can be awarded if the requirements for additional certification for biodiversity at the site, as described in the section “Additional explanations”, are documented.



APPENDIX B – DOCUMENTATION

I. Required documentation

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

Notes on certifications that are already recognised:

- DGNB System Biodiversity-Promoting Exterior Spaces
- Certificate of the Foundation Nature & Economy

Indicator 1.1: Plan – Target agreement and action plan for biodiversity management

Evaluation levels 1 and 2:

- Excerpt from DGNB Excel file: “Key questions for the site inspection for biodiversity” or similar inspection protocols (see additional explanations)
- Description of the potential and restrictions at the site
- Description and derivation of the targets (see additional explanations for existing biodiversity-promoting exterior spaces)
- Excerpt from action plan including, where applicable, time schedule, responsibilities and budget

Evaluation level 3, by way of an extension to evaluation levels 1 and 2:

- Excerpt from DGNB Excel file: “Key questions for the site inspection for biodiversity” or similar inspection protocols (see additional explanations) or a biodiversity strategy or a species protection report or a recognised certificate for biodiversity at the site (see additional explanations)
- Confirmation by the qualified person according to Annex 1

Indicator 1.2: AGENDA 2030 BONUS – Company-based biodiversity strategy

- Excerpt from the company-based biodiversity strategy
- Indication of whether the biodiversity strategy applies to the owner or to the tenant companies. If it applies to the tenant companies, proof must be provided that 80% of the gross floor area (GFA) is covered.
- List of the raw materials used by the company in tonnes and organised by country/region of origin
- Assessment of the impact of business activities on habitats (e.g. using the WWF Biodiversity Risk Filter tool or the Nature Incorporate system)

Indicator 2: Do – Site inspection for biodiversity

Evaluation levels 1 and 2:

- Excerpt from DGNB Excel file: “Key questions for the site inspection for biodiversity” or similar inspection protocols (see additional explanations), completed either once every three years (evaluation level 1) or once a year (evaluation level 2)
- Comparison with the targets
- Where applicable: Excerpt of adaptations in the action plan

By way of an extension to evaluation levels 1 and 2, the following applies to evaluation level 3:

- Excerpt from DGNB Excel file: “Key questions for the site inspection for biodiversity” or similar inspection protocols (see additional explanations) or a species protection report prepared by a qualified person
- Confirmation by the qualified person according to Annex 1



Indicator 3: Check – Improvement measures implemented and target achievement

- Suitable evidence that the improvement measures have been implemented (e.g. execution plans and details, plant lists, plan for ecological green space maintenance, invoices, acceptance and handover records, photo documentation)
- Indication in the action plan of which measures have been implemented
- Suitable documents demonstrating achievement of the targets (see Performance)

Indicator 4: Act – Optimisation measures

- Identification of new measures based on the approved list of measures, as an additional requirement for evaluation level 2
- Excerpt from DGNB Excel file: “Key questions for the site inspection for biodiversity” or similar inspection protocols (see additional explanations) completed by a qualified person, or a recognised certificate for biodiversity
- Confirmation by the qualified person according to Annex 1

Indicator 5: Evaluation of performance

- Suitable documents demonstrating achievement of the internal target value
- Biodiversity improvement parameter
 - Biodiversity-promoting area according to DGNB: Site plan indicating the biodiversity-promoting areas. Details of key native plant species. Area breakdown and calculation of the proportion, confirmed by the qualified person using Annex 1
 - Area according to the Foundation Nature & Economy
 - UrbanBioScore, Denmark
- Biodiversity harm avoidance parameter
Excerpt from DGNB Excel file “Key questions for the site inspection for biodiversity” or similar inspection protocols (see additional explanations)
 - Reduction of light pollution:
For M1 to M3: Brief confirmation of the outdoor lighting systems installed, based on the data sheets and/or in the form of photo documentation
 - Reduction of bird collisions:
For M4: Brief justification of whether a hazard exists. The justification should be based on mapping/-photo documentation of the façades, including the identification of large, reflective and transparent surfaces. Documentation of any measures present to prevent bird collisions
 - Reduction of barriers:
For M5 and M6: Brief justification – in the form of photo documentation – as to whether a perimeter fence exists or the site is ecologically permeable. Brief confirmation – in the form of photo documentation – that there are no open shafts and bodies of water, or that they offer a means of escape for wildlife.
 - Reduced use of pesticides on building surfaces
For M7: Excerpt from the contractual agreement with the responsible persons
 - Reduction of invasive plant species:
For M8: In the event of new planting: Comparison of the plant list with the Union list and country-specific lists, or confirmation that no new planting took place in the previous period
For M9: Qualified person: Confirmation in the form of an inspection protocol with photo documentation and, where applicable, a control action plan, or a justification explaining why control efforts have no prospect of success. Confirmation by the qualified person using Annex 1
- Additional certification for biodiversity at the site: Submission of the certificate



ANNEX 1 ENV4-B

Verification template

Confirmation by the auditor or the independent expert that they possess the following expertise to evaluate the biodiversity-promoting exterior spaces and their maintenance/upkeep. Evidence of this is to be provided in the form of reference projects.

Expertise:

- Formal requirements:
 - Profession related to horticulture and plant knowledge of native species and habitats (e.g. landscape architect, garden and landscape designer, biologist) OR
 - Relevant experience or further education in nature conservation
- In-depth knowledge of:
 - Native plant species, their site requirements and habitat functions
 - Biodiversity-promoting maintenance/upkeep strategies
 - The function, creation and maintenance/upkeep of habitat structures (dry-stone walls etc.)

We hereby confirm,

for the following project:

that the person concerned possesses the expertise required to evaluate the biodiversity-promoting exterior spaces and their maintenance/upkeep.

Place, date

Signature

Stamp



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

Guidelines:

- EN: Brown, JD, Vega, K., Grossinger, R., Scuto, L. (2025). Catalysing biodiversity on buildings: a review of supporting initiatives in European cities. Gland, Switzerland: IUCN. <https://portals.iucn.org/library/sites/library/files/documents/2025-001-En.pdf>

Measures:

- EN: Alvarez, S., Tejedor J., Rubio A. (2022) BOP Toolbox for Mediterranean Sites. Catalog of actions for biodiversity enhancement in the Mediterranean. Mediterranean multi-site management. 1st version. https://www.biodiversity-premises.eu/files/Bilder/Documents/Publikationen/BooGI-BOP_Toolbox-mediterranean-sites_eng.pdf
- DE: Müller, Ria; Mohaupt, Franziska; Schulz, Sven; Boßmeyer, Carolin; Pracejus, Linda; Rohkemper, Meike (2015): Wege zum naturnahen Firmengelände. 21 Ideen für mehr Artenvielfalt auf Unternehmensflächen: von einfach bis aufwendig (Ways to create near-natural company grounds. 21 ideas for increasing biodiversity on company sites: from simple to complex), brochure, Bonn. https://www.biodiversity-premises.eu/files/Bilder/Documents/Documnets%20Measures/NATURWERT_M%C3%BCller_Mohaupt_Schulz_et_al._2015_Wege_zum_naturnahen_Firmengel%C3%A4nde.pdf

Bird protection and buildings:

- EN: Rössler, M., W. Doppler, R. Furrer, H. Haupt, H. Schmid, A. Schneider, K. Steiof & C. Wegworth (2023): Bird-friendly building with glass and light. 3rd, revised edition. Swiss Ornithological Institute in Sempach https://vogelglas.vogelwarte.ch/assets/files/broschueren/Glasbroschuere_2023_E.pdf
- DE: Rössler, M., W. Doppler, R. Furrer, H. Haupt, H. Schmid, A. Schneider, K. Steiof & C. Wegworth (2022): Vogelfreundliches Bauen mit Glas und Licht (Bird-friendly construction with glass and light). Schweizerische Vogelwarte Sempach (Swiss Ornithological Institute in Sempach) https://vogelglas.vogelwarte.ch/assets/files/broschueren/Glasbroschuere_2022_D.pdf

Invasive species:

- Website for information about invasive alien species (including law and management measures): Invasive alien species. Preventing and minimising the effects on [sic] invasive alien species on Europe's biodiversity. https://environment.ec.europa.eu/topics/nature-and-biodiversity/invasive-alien-species_en
- COMMISSION IMPLEMENTING REGULATION (EU) 2022/1203 of 12 July 2022 amending Implementing Regulation (EU) 2016/1141 to update the list of invasive alien species of Union concern: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A32022R1203>

Business and biodiversity

- WWF – Biodiversity Risk Filter: Understand, assess and respond to your biodiversity risks for enhancing resilience <https://riskfilter.org/biodiversity/home>
- NATURE INCORPORATE: First Biodiversity Monitoring System focusing on business, industrial and commercial premises in the EU. <https://natureincorporate.eu/de>



NO	INDICATOR	POINTS
4	Act	
4.1	Measures for optimising operation	max. 25
	To optimise operation, measures for the following period are defined:	
	<ul style="list-style-type: none"> ■ Certain operating cost components have been analysed and optimisation measures drawn up on this basis. 10 ■ All operating cost components have been analysed and optimisation measures drawn up on this basis. 20 ■ Calculation programmes have been used with their default settings or after adaptation to actual operation, and optimisation measures have been drawn up on this basis. +5 ■ Alternative: The agreed target values were achieved. 25 	
4.2	Raising awareness of CO₂ and energy prices	max. 5
	Raising client awareness through the calculation of alternatives:	5
	<ul style="list-style-type: none"> ■ When planning optimisation measures, at least one alternative likely to involve high CO₂ or energy prices is calculated and presented to the client for discussion as part of the decision-making process. 	

Part 2: Performance

NO	INDICATOR	POINTS
5.	Evaluation of performance	
	The performance is evaluated according to the target agreement.	
5.1	Target achievement	max. 15
	The target value	
	<ul style="list-style-type: none"> ■ for the operating costs is achieved. 10 ■ is achieved in relation to the sustainable operating costs. +5 	
6	AGENDA 2030 BONUS – External evaluation of operating costs	
6.1	External evaluation of operating costs	+10
	The operating costs are additionally evaluated against an external target value. For those operation cost types that are consumption-related (heat and electricity costs), a correction must be applied to account for use and weather conditions.	
	<ul style="list-style-type: none"> ■ The costs are below the external target value. 	





3. Assessment from the perspective of sustainable operating costs (Green OPEX): When evaluating a building's operating costs, expenses related to sustainable building operation should also be taken into account. For example, regarding the sustainability topic of energy: Older systems often consume more energy, resulting in higher running costs and higher CO₂ emissions. For this reason, replacing them with modern, energy-efficient technology can therefore make sense both economically and environmentally. Furthermore, areas such as water consumption, waste management and the impact on biodiversity should be included in the analysis. Measures for reducing water and waste costs or for promoting biodiversity on the site can also contribute to long-term cost savings and support more sustainable operation of the building.

Indicator 3.2: Implementation of improvement measures

It is evaluated whether the agreed measures for optimising operation were partially or fully implemented in the previous period. This involves considering measures whose implementation was planned for the preceding three years. Alternatively, points can also be awarded here if the target value was met in the previous period and therefore no measures were planned.

Indicator 4: Act

Indicator 4.1: Measures for optimising operation

This indicator involves evaluating the approach to identifying and selecting measures for optimising operation. Responsibility for implementing the approved measures is agreed between the owner, operator and user/tenant.

Points can be awarded if operating cost statements are analysed and optimisation measures are derived from this analysis (either individual components or all of them). In addition, it is evaluated whether cost optimisation potential has also been calculated for the identified measures and taken into account in the decision-making process.

Calculation programs offer an objective and project-specific approach to evaluating different variants. In addition, they propose concrete actions for potential measures. Simple calculation programmes are available as well as extensive software solutions that cover all areas of operational optimisation. Consideration of the temporal dynamics increases the complexity of programmes due to influencing factors such as use, weather and occupancy profiles. The degree of complexity appropriate for a given optimisation task depends on the intention to represent the building's actual operation while taking into account the full range of influencing factors so as to ensure holistic optimisation. For instance, when optimising heat demand, an energy calculation or simulation program developed specifically for this purpose is appropriate, whereas for optimising water consumption a simple Excel calculation may be sufficient.

- An analysis of alternatives that is produced with suitable calculation programmes using the default settings can already provide valuable insights for an initial evaluation of a measure's impacts.
- Deeper insights can be obtained by adapting the parameters of the model to the building's actual operation. Realistic optimisation can be achieved by relying on validated calculation programmes in which operating hours, technical equipment, occupancy and types of use have all been adapted to the building's actual use.
- Alternatively, the indicator is considered satisfied if the target values for the operating costs have been met.

Indicator 4.2: Raising awareness of CO₂ and energy prices

In the context of planning optimisation measures, evidence is provided that a detailed or simplified life cycle cost calculation was carried out in accordance with or based on the DGNB's LCC method – including at least one alternative that is likely to involve high CO₂ and energy prices (e.g. in line with the recommendations of the German Environment Agency (UBA) or scientific institutions) – and that the result was submitted to the client and discussed as part of the decision-making process.



Part 2: Performance

Indicator 5: Evaluation of performance

Indicator 5.1: Target achievement

It is evaluated whether the target agreement has been met with regard to the operating costs or to achieving the target values for sustainable operating costs (Green OPEX).

Indicator 6: AGENDA 2030 BONUS – External evaluation of operating costs

Indicator 6.1: External evaluation of operating costs

It is evaluated whether performance has fallen below an external target value. This should enable a relative comparison between similar building types (e.g. FM Benchmarking or equivalent).



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- DIN 18960. User costs of buildings. Berlin: Beuth Verlag. Edition 2020-11
- Geislinger Konvention, Teil 2 – Betriebskostenarten (Geislinger Konvention, Part 2 – Operating cost types) (URL: https://www.hfwu.de/fileadmin/user_upload/IAF/Geislinger_Konvention/181016_Teil_2_-_Betriebskostenarten.pdf, 13 February 2020)
- FM Benchmarking, www.fm-benchmarking.de
- NEO Impact Bench, www.neobench.de



ECO2-B

Risk management and long-term asset value

Objective

The objective is to make the property fit for the future through forward-looking risk management. To ensure long-term asset value, decisions on changes in building operation must be made based on the best possible information.

Benefits

Information on the building fabric, environmental risks at the site and an analysis of the potential for retaining the asset value of the property over the long term provide a solid foundation for decision-making, both for active damage and cost risk management as well as for developing cost-optimised transition plans.

Contribution to overarching sustainability goals



Prospect

Alongside the further refinement of active risk management methods in the future (such as existing buildings and climate risk analysis), transition planning will be further standardised and integrated into the strategic management of the portfolio.

Share of total score

	SHARE
All building types	15%



EVALUATION

To ensure a property retains its asset value in the long term, a detailed assessment of the building condition is conducted to identify and assess risks. In the next step, the economic potentials with regard to climate action and climate adaptation measures are reviewed; these are then used in combination with the findings in the areas of biodiversity and social quality to create a comprehensive transition and financing plan. A total of 215 points can be attained in this criterion, including bonuses. However, a maximum of 100 points can be awarded for the assessment or 125 points including bonus points.

NO	INDICATOR	POINTS
1	Documentation of the condition for risk identification and assessment	
	The key to forward-looking and resilient building operation planning lies in the thorough identification and evaluation of potential future risks. Systematic documentation of the current building condition along with an analysis of its exposure and susceptibility to damage due to climatic and operational stresses are central to this process.	
1.1	Building condition	
1.1.1	Building fabric assessment	max. 50
	<ul style="list-style-type: none"> ■ Building inspection: During the previous period, a building inspection was carried out to identify defects and risks in the following six areas: (1) structural condition, (2) energy efficiency, (3) building technology, (4) use of refrigerants, (5) fire safety, (6) presence of pollutants or hazardous substances in the building. +7 per area ■ Documentation of the building fabric – quality and functionality: The building fabric is documented systematically via the DGNB NIMMO condition assessment for existing buildings in the following six aspects: (1) structural condition, (2) energy efficiency, (3) building technology, (4) use of refrigerants, (5) fire safety, (6) presence of pollutants or hazardous substances in the building. 45 ■ Alternative: The condition of the building fabric is systematically recorded and managed in a portfolio management system. This covers the following six aspects: (1) structural condition, (2) energy efficiency, (3) building technology, (4) use of refrigerants, (5) fire safety, (6) presence of pollutants or hazardous substances in the building. If these six areas are not covered, the missing areas are documented via the DGNB NIMMO condition assessment for existing buildings. ■ Results assessment of the documented building fabric: The DGNB NIMMO condition assessment for existing buildings was conducted by a qualified expert. A quality level > 3 was achieved. +5 	
1.1.2	Warranty/maintenance management	max. 10
	<ul style="list-style-type: none"> ■ Warranty/maintenance management system in place 5 ■ Software-based warranty/maintenance management system (CAFM/IWMS) in place 10 	
1.1.3	Taxonomy-compliant building	max. 15
	<ul style="list-style-type: none"> ■ The building meets the EU taxonomy criteria. +15 	



NO	INDICATOR	POINTS
1.2	Condition assessment of environmental risks at the building location The geographical features of the building location give rise to site-specific environmental risks, including climate-related risks, environmental hazards and anthropogenic influences. An in-depth risk analysis is required to prevent or effectively mitigate potentially detrimental effects for the users within and around the building. Resilient buildings that are adapted to the local environmental conditions are considered to be particularly sustainable in this context.	
1.2.1	Climate-related risks at the site <ul style="list-style-type: none"> ■ In order to assess the physical climate risks at the site, a building-level climate risk and vulnerability analysis was conducted taking into account future climate changes. 	max. 20 +20
1.2.2	Environmental risks at the site <ul style="list-style-type: none"> ■ The existing building was assessed for earthquake safety. ■ Hazard classification of radon concentration 	max. 10 +5 +5
1.2.3	Anthropogenic risks <ul style="list-style-type: none"> ■ Hazard classification of air quality ■ Hazard classification of outdoor noise level 	max. 10 +5 +5
1.3	Resilience to climate hazards <ul style="list-style-type: none"> ■ Adaptation solutions that demonstrably increase the resilience of the building and make a significant contribution to reducing all risks categorised as high are implemented or prepared for implementation. These evaluation points can also be applied if no hazards or only minor hazards have been identified and there are therefore no adaptation measures required. ■ Alongside the identified hazards, additional adaptation solutions to address future heat load caused by rising average temperatures are also implemented or prepared for implementation. These solutions optimise the building using passive or nature-based solutions. 	max. 15 10 +5
1.4	Agenda 2030 Bonus – Adaptation solutions for moderate hazards <ul style="list-style-type: none"> ■ Adaptation solutions that are shown to reduce hazards categorised as moderate are implemented or prepared for implementation. 	10

2 Potential assessment

Based on the condition assessment of the building fabric and the risk exposure identified, the long-term potential for the property's development is considered from an economic perspective. This takes into account de-carbonisation and climate adaptation and assesses the technical possibilities and optimisation of the building's life cycle costs.



NO	INDICATOR	POINTS
2.1	Economic potentials: Climate action, energy and climate adaptation	
2.1.1	Economic potentials: Climate action and energy For the topic of climate action and energy, a comprehensive analysis (local context, building envelope, user energy, supply systems, use of renewable energy) and potential assessment with regard to carbon neutrality were performed. <ul style="list-style-type: none"> ■ Assessment and comparison of investment and operating costs of possible climate action and energy measures as well as their impact on the building's value. 15 ■ Alternative: The building is operated on a carbon-neutral basis. 15 	max. 15
2.1.2	Economic potentials: Climate adaptation A potential analysis is available for the building, showing what vulnerabilities the building has in relation to “moderate” or “high” environmental risks and what adaptation solutions can be implemented on the building or at the premises to reduce the physical, health and financial risks. <ul style="list-style-type: none"> ■ Assessment and comparison of investment and operating costs of possible measures as well as their impact on the building's value. 10 ■ Alternative: The building is climate-adapted. 10 	max. 10
2.2	Circular Economy Bonus: Market potential and adaptability	max. 15
	Adaptability and suitability for third-party use <ul style="list-style-type: none"> ■ A re-purposing concept is available for the building, describing at least one alternative use based on the findings of a site analysis. +5 	+5
	Multi-use of areas <ul style="list-style-type: none"> ■ The potential for using the area for multiple purposes has been explored in a concept. Alternative: The space is already being used for multiple purposes. +5 	+5
	Expansions and vertical extensions <ul style="list-style-type: none"> ■ The potential for extending the used floor area without additional land use (e.g. by adding storeys, converting or extending the building) has been examined. 	+5
3.	Transition and financing plan for a future-proof building A transition plan for the property has been drawn up based on the results of the building potential assessment, taking into account the synergies between the social, environmental and economic sustainability goals. A plan for financing the measures is also required in order to implement the devised transition plan.	
3.1	Scope of the transition plan The transition plan comprises the measures that are to be implemented at building level to make the property future-proof. <ul style="list-style-type: none"> ■ Decarbonisation of the building ■ Resource efficiency ■ Increasing climate resilience ■ Promoting biodiversity at the site ■ Measures for increasing the social impact ■ Increasing the market potential and the adaptability 	max. 25 +7 per aspect



SUSTAINABILITY REPORTING

Sustainability reporting

NO	KEY METRICS/KPIS	DIN SPEC 91475 – UID	UNIT
KPI 1	Climate risks: A screening as well as a risk and vulnerability analysis of the physical climate risks have been conducted	SE.NAG.010	Yes/no
KPI 2	Climate resilience: Measures and/or plans created/validated by experts for reducing identified climate risks are available	SE.NAG.011	Yes/no
KPI 3	Climate adaptation measures implemented in which adaptation solutions a) have been planned and put into operation b) have been designed and prepared for implementation.	-	Yes/no
KPI 4	Climate resilience in collaboration: Measures and plans for climate resilience have been reviewed for consistency with other initiatives and environmental safety and are aligned with existing climate adaptation measures.	SE.NAG.012	Yes/no
KPI 5	Vacancy rate	SD.ODA.009	%
KPI 6	Absolute greenhouse gas emissions saving from measure(s) in the assessment scopes “operation” and “use”	-	kg/CO ₂ eq
KPI 7	Investment costs in measures for reducing carbon emissions in the assessment scope “operation”	-	€
KPI 8	Abatement Impact Factor (AIF) of transition plan	-	kg CO ₂ eq/€
KPI 9	Financing plan for the transition plan available	-	Yes/no



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

This criterion is of crucial importance for buildings in use as it establishes systematic risk management to identify potential risks at an early stage and analyse potentials. In view of increasing physical and transitory risks as well as other global crises (such as the loss of biodiversity and social change), property owners need to gain a comprehensive overview of their property. Good documentation of the building's condition reduces information asymmetries for the various building operation stakeholders at an early stage and minimises a wide range of risks – from unforeseen investment costs to health and damage risks due to pollutants or inadequate fire protection. Regular user surveys and an efficient complaints management system (SOC1-B) make it possible to identify user-specific risks, damage and malfunctions at the building as well as inefficiencies in the utilisation of space at an early stage. An economic potential analysis can then be carried out based on the comprehensive condition assessment (including insights from the criteria ENV4-B “Biodiversity” and SOC2-B). This serves as a basis for drawing up a comprehensive transition and financing plan that defines specific, targeted measures, minimises unforeseen costs and thus helps to promote asset value retention and extend the building's service life in the long term.

II. Additional explanation

This criterion involves assessing the current condition, identifying the potential for improvements and, based on this, drawing up a corresponding transition plan and financing plan. The condition assessment is based on an analysis of the building, the site and the stakeholders concerned (SOC1-B). In addition to climate risks, water stress at the site (ENV2-B) and the condition of the outdoor spaces with regard to biodiversity (ENV4-B) are fundamental to assessing the building location. User-related opportunities and risks are identified through effective complaints and user management (SOC1-B) and can be supplemented with an analysis of the social impact of the property (SOC2-B). The assessment of economic potential with regard to environmental topics (climate action and climate adaptation) and economic topics (e.g. flexibility, adaptability) provides insight into possible approaches for ensuring the property can be used in the long term and retain its value. The transition and financing plan collates all the measures and findings and shows specifically which steps should be implemented in or on the building within the next few years. The transition plan can be used as a starting point for discussing how the measures should be financed. The transition plan takes into account all future issues that contribute to the building having a high sustainability quality – from maximising decarbonisation potential and using outdoor spaces to promote biodiversity, to ensuring more efficient use of space and examining the social impact.

III. Method

Indicator 1: Documentation of the condition for risk identification and assessment

1.1: Building condition

Indicator 1.1.1 Building fabric assessment

Building inspection: Evaluation of the building inspection(s) carried out in six areas

A record is kept of how many of the following six aspects had at least one professional inspection conducted within the period under review. The aim of the inspections is to systematically identify existing defects, risks and needs for action.



The vacancy rate is also recorded.

1. **Structural condition:** Recording and assessment of the structural condition of the main structural elements and technical systems. The condition assessment is carried out in differentiated categories (e.g. “damaged”, “worn”, “used”, “as new”) and forms the basis for defining short-term measures and longer-term repair planning.
2. **Energy status:** In addition to the structural assessment, the energy status of the building envelope is also analysed. This analysis is used to identify efficiency potential and for the strategic planning of energy-related renovation measures.
3. **Condition of the building technology:** As part of the assessment of the building technology, all technical installations (e.g. heating, ventilation, sanitary and electrical systems) must be checked with regard to their age, their maintenance condition and their functional and operational safety. This involves assessing whether the systems are in line with the state of the art and what carbon emissions they generate. It is also necessary to check whether the existing design still meets the current utilisation requirements of the building. Changes in building use or energy demand may necessitate adaptation or refurbishment in order to ensure economical, safe and energy-efficient operation in the long term.
4. **Use of refrigerants:** The type, filling quantities and leakage rates of the refrigeration systems used in the building are systematically recorded. The documentation serves as the basis for future-orientated planning in accordance with the requirements of the F-Gas Regulation (European Regulation (EU) 2024/573), which is positively assessed under the indicator “Renewable energy supply” in ENV1-B.
5. **Fire safety condition:** The aim is to check the efficacy of existing fire protection measures and identify potential risks. The structurally relevant fire compartments, fire walls, load-bearing components (ceilings, walls, columns), fire doors and gates, as well as systems (fire detection systems, smoke and heat extraction systems, sprinklers and fire extinguishers), along with infrastructures are checked for functionality and compliance with the original approval requirements. If any deviations are identified, clarifications are sought with the responsible authorities to ensure continued compliance with legal requirements.
6. **Pollutant load:** Potential sources of pollutants in the building are also analysed based on technical inventory data and inspections by suitably qualified specialists (pollutants assessor). The assessment serves to minimise risks during maintenance and extension work. Note: The verification documentation is valid without a new inspection within defined periods of time, provided that a guideline for handling pollutants and hazardous substances in accordance with the criterion “Procurement and operations”, indicator 1, is drawn up and permanently adhered to.

Documentation of the building fabric – quality and functionality:

The aim of this indicator is to record and assess the quality and functionality of the building fabric using the DGNB **NIMMO** condition assessment for existing buildings (an Excel-based support tool) in a systematic and standardised manner. In comparison to the first indicator “Building inspection”, the focus is on standardised documentation so that the existing buildings within the portfolio can be compared. The six sub-areas for documentation comprise: (1) structural condition, (2) energy efficiency, (3) building technology, (4) use of refrigerants, (5) fire safety, (6) presence of pollutants or hazardous substances in the building. If certain aspects could not be assessed within the certification period, these will be reviewed before recertification. The aim is to create comprehensive and up-to-date documentation of the property's condition, which also serves as a basis for professional maintenance management and planning. Alternatively, the full points total can be awarded if the building has been certified according to the DGNB System New Construction or Renovation and the documentation is available.

Alternative: It is assessed whether the building condition has been recorded and managed in a portfolio management system already established by the company. In the portfolio management system, the areas are documented and processed in a manner comparable to the DGNB **NIMMO** condition assessment for existing buildings.



If not all of the six areas have been covered in the portfolio management system, the missing areas are additionally documented using the DGNB **NIMMO** condition assessment for existing buildings.

Results assessment of the documented building fabric:

The DGNB **NIMMO** condition assessment for existing buildings was conducted by a qualified expert. Qualified experts here refers to DGNB Experts (DGNB Auditor, DGNB Consultant, DGNB ESG Manager), architects, structural engineers, specialist planners for building physics/building services and energy efficiency experts. A quality level greater than 3 was also achieved.

Alternatively, the full points total can be awarded if the building was certified according to the DGNB System New Construction or Renovation within the past five years and the documentation is available.

Indicator 1.1.2: Warranty and maintenance management

This indicator evaluates whether a warranty and maintenance management system is in place for structural and technical measures. The warranty and maintenance periods are documented on an ongoing basis and any defects identified are tracked and rectified within the applicable warranty periods.

A higher score can be achieved if the warranty and maintenance management system for structural and technical measures is implemented as a software-based system (CAFM/IWMS). Deadlines are also continuously monitored and any defects are tracked and rectified.

Indicator 1.1.3 Taxonomy-compliant building

This indicator awards points if a taxonomy verification has been completed. Points can be awarded if the project carries out a taxonomy verification within the certification period or if compliance with the requirements has been independently verified in recent years. Verification mainly serves to ensure transparency and minimise risk in the purchasing and sales processes. Checks are carried out as to whether the building meets EU taxonomy requirements. Note for Austrian projects: Taxonomy compliance must be demonstrated for the economic activities of acquisition and ownership.

1.2 Condition assessment of environmental risks at the building location

Indicator 1.2.1 Climate-related risks at the site

In order to assess climate-related risks at the site, screening is conducted for the physical risks listed in Table 1 for the expected service life of the building. A climate risk and vulnerability analysis is then conducted for the identified risks, in order to assess the materiality of the risk. For this process, climate projections are based on data that incorporate future climate development scenarios (RCP2.6, RCP4.5, RCP6.0, RCP 8.5). Additional guidance on performing climate risk assessments is provided in the technical guideline for climate adaptation (European Commission: Directorate-General for Climate Action, EU-level technical guidance on adapting buildings to climate change).



Table 3: Particulate matter – PM 10 (annual average)

DANGER ZONE	MICROGRAMS PER CUBIC METRE [$\mu\text{g}/\text{m}^3$]	TOTAL ANNUAL AVERAGE LOAD
high	≥ 40	EU limit value of $40 \mu\text{g}/\text{m}^3$ (calendar year) to be achieved by 11 December 2026 for the protection of human health (2024/2881, Annex I)
medium	> 20	
low	≤ 20	EU limit value of $20 \mu\text{g}/\text{m}^3$ (calendar year) to be achieved by 1 January 2030 for the protection of human health (2024/2881, Annex I)

Table 4: Nitrogen oxides NO_2 (annual average)

DANGER ZONE	MICROGRAMS PER CUBIC METRE [$\mu\text{g}/\text{m}^3$]	TOTAL ANNUAL AVERAGE LOAD
high	≥ 40	EU limit value of $40 \mu\text{g}/\text{m}^3$ (calendar year) to be achieved by 11 December 2026 for the protection of human health (2024/2881, Annex I)
medium	> 20	
low	≤ 20	EU limit value of $20 \mu\text{g}/\text{m}^3$ (calendar year) to be achieved by 1 January 2030 for the protection of human health (2024/2881, Annex I)

Outdoor noise

Outdoor noise is categorised based on the worst noise level value on the property. Outdoor noise consists of the surrounding noise sources of road traffic noise, commercial and industrial noise, and noise from rail and air traffic. Noise level maps or measurements that show the noise immissions on the property are used as a basis. A poor initial noise situation is greatly improved by compensation measures. The noise level and hazard classifications are made according to Table 5 (based on noise level categories according to I-VII, DIN 4109).

Table 5: Noise level and hazard classification

Noise level	Hazard classification
$> 75 \text{ dB(A)}$	very high
$< 75 \text{ dB(A)}$	high
$< 65 \text{ dB(A)}$	medium
$< 55 \text{ dB(A)}$	low

Indicator 1.3.: Resilience to climate hazards

This indicator evaluates the implementation/preparation for implementation (within five years) of adaptation measures. When selecting adaptation solutions, passive or nature-based solutions that support blue or green infrastructure are given priority and the regional/local adaptation strategy is taken into account.



The European Commission defines nature-based solutions as, “Solutions that are inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience.”.

- Points are awarded if the implementation of climate adaptation measures in or on the building or property significantly reduces all risks classified as high or if no or only minor risks were identified in the climate risk and vulnerability analysis and no adaptation measures are therefore required.
- Even if heat has not been identified as a risk in the climate risk and vulnerability analysis, points can be awarded in this indicator if the implementation of climate adaptation measures in or on the building reduces the heat load in indoor and outdoor areas caused by rising average temperatures. This is achieved by implementing passive, nature-based and carbon-neutral measures and avoiding additional cooling loads.

The following points should be taken into account when working on this indicator:

- Measures are referred to as “implemented” if they have already been implemented. Measures are referred to as “prepared” if they have been included in the financing plan and will be implemented within the next five years at the latest.
- Air conditioning systems are not recognised as a climate change adaptation measure. In exceptional cases, however, they can be if it is demonstrated that an overall concept adapted to the building and its use has been created, demonstrating that the building cannot be used without an air conditioning system or that the building's users are particularly vulnerable (e.g. healthcare facilities, care homes). When implementing such a measure, it must be demonstrated that a system with below-average refrigerant release and a climate-friendly refrigerant has been used. Natural coolants according to AMEV Kälte 2017 (Cooling 2017) Tab 4. and refrigerants classified as future-proof up to 2030 according to AMEV Kälte 2017 (Cooling 2017) Tab. 3 are considered to be climate-friendly refrigerants.

Indicator 1.4 Agenda 2030 Bonus – Adaptation solutions for moderate hazards

- Points are awarded if implementing climate adaptation measures in or on the building or property significantly reduces all risks classified as average/moderate.

Indicator 2: Potential assessment

The long-term potential of the property is assessed based on the condition assessment and the identification of exposure to various risks. When evaluating which measures to implement, it is recommended to consider the building's technical equipment, calculate the life cycle costs, and also take into account the environmental, social and economic opportunities and risks of the respective measures.

Indicator 2.1 Economic potentials

Indicator 2.1.1 Economic potentials: Climate action and energy

Examining the economic potentials for climate action and energy involves systematically comparing the investment costs and future operating costs of the possible measures in order to determine the impact on the building's value. As part of this process, a comprehensive analysis (urban development, building envelope, user energy, supply systems, use of renewable energy) of possible climate action and energy measures is conducted. The method is based on the “Framework for climate-neutral buildings and sites” published by the DGNB. In addition to this, the findings from the building condition documentation are taken into account. An economic feasibility analysis is also recommended here.



- Fire protection

Analysis of general fire protection conditions, including escape route layout, fire resistance classes, creation of fire compartments and the need for upgrading in the event of functional interventions in the building structure

- Sound insulation

Assessment of the existing sound insulation standard with regard to more intensive use and possible subsequent upgrading, especially when repurposing areas not previously intended for permanent use

Indicator 3: Transition and financing plan for a future-proof building

It is assessed whether a transition plan for the property has been drawn up, based on the condition assessment and the potential assessment. The transition plan sets out which measures – derived from the potential assessment – will be implemented and over what time horizon the property will be made future-proof. A financing plan is required to ensure the transition plan is successfully implemented.

Indicator 3.1 Scope of the transition plan

This indicator evaluates the sustainability goals for which measures have been defined in the transition plan.

The transition plan includes all relevant measures to be implemented at building level. The measures contribute to the decarbonisation of the building, resource efficiency (e.g. measures from ENV2-B and ENV3-B), increasing climate resilience, promoting biodiversity at the site, increasing social impact (e.g. indoor comfort, accessibility for all, inclusion, family-friendly facilities, social initiatives, healthy indoor environment or improved social equity) and to increasing market potential and adaptability (e.g. measures for increasing flexibility or multi-use). The environmental, social and economic effects of the measures are taken into account when defining the measures.

Compiling the measures in the transition plan allows a final assessment to be made as to whether moderate/major renovation is required to achieve the strategic objectives (capital expenditure) or whether the goals can be met through operational expenses while the building remains in use (minor requirement).

Indicator 3.2: Drafting the financing plan

A long-term (> five years) financing concept for the transition plan has been drafted, specifying which measures will be financed internally and which externally. The concept also assesses whether the measures to be implemented are eligible for funding and taxonomy-compliant. The EU Taxonomy Compass can be consulted to check taxonomy compliance.

Indicator 3.3 Inclusion in CAPEX

A sustainability budget was included in the CAPEX plan ("Green CAPEX") for the short-term measures defined in the transition plan (< five years).



Indicator 1.1.3 Taxonomy-compliant building

- Evidence that the EU taxonomy guidelines have been met, e.g. submission as part of the national taxonomy verification by the local Green Building Council (Note for Austrian projects: compliance for the economic activities of acquisition and ownership)

Indicator 1.2 Condition assessment of the building location

Indicator 1.2.1: Climate-related risks at the site

- Results of the climate risk and vulnerability analysis including:
 - Presentation of the hazards investigated and the appropriate risk classification based on the probability of occurrence or materiality
 - Information about the analysis methodology, assumptions, data and climate models
 - Cartographic representation and location of the building on a risk map

Indicator 1.2.2 Environmental risks at the site:

Earthquake safety

- Plausible explanation and overview of the current applicable earthquake standard and evidence that the building was designed and erected in accordance with the standard
- Overview of the expected ground acceleration at the site using GSHAP

Radon

- Location of the building on the radon risk map
- Plausible explanation/statement from a qualified evaluator

Indicator 1.2.3 Anthropogenic risks

- Location of the building on a risk map
- Plausible explanation/statement from a qualified evaluator

Indicator 1.3: Resilience to climate hazards

- Evidence of the implementation of the measures (plans, photo documentation, planning application, etc.)
- List of the implemented adaptation measures, showing how each measure reduces the corresponding risk (e.g. reference to the climate risk and vulnerability analysis)
- Credible memorandums of understanding for implementing the prepared measures and/or inclusion in the financing plan
- Explanation if nature-based measures/blue or green solutions have been selected
- Linking and presentation of the implemented adaptation measures with regional, national, or sectoral adaptation plans/strategies
- Air conditioning systems: Building concept for cooling with evidence that environmentally friendly cooling technologies and passive systems are not sufficient, evidence of below-average refrigerant release (e.g. comparison with similar buildings, publications) and use of a climate-friendly refrigerant according to AMEV Kälte 2017 (Cooling 2017)

Indicator 1.4: Agenda 2030 Bonus – Adaptation solutions for moderate hazards

- Evidence of implemented adaptation solutions that reduce hazards categorised as moderate (plans, photo documentation, etc.)

Indicator 2.1 Economic potential: Climate action, energy and climate adaptation

Indicator 2.1.1 Economic potential: Climate action and energy

- Identification of possible measures for optimising climate action and energy consumption
- Suitable documentation and results of potential analysis for each action area analysed



- Calculation of AIF
- Calculation of investment and operating costs
- Comparison of implemented and non-implemented measures and overview of their impact on the building's value

Indicator 2.1.2 Economic potential: Climate adaptation

- List of possible adaptation measures for the building in conjunction with the climate-related risks identified in the climate and vulnerability analysis
- Calculation of investment and operating costs
- Comparison of implemented and non-implemented measures and overview of their impact on the building's value

Indicator 2.2: Circular Economy Bonus: Measures to extend service life: Market potential and adaptability Adaptability and suitability for third-party use

- Overview of the conversion concept(s) (explanation, sketch, plan)

Multi-use of areas

- Use concept for the multi-use of areas with details of different uses, user groups and regulations on aspects of liability and tenancy and property rights
- Overview in the form of floor plans as well as details of areas that allow multiple uses, with explanations of types of use and user groups
- Utilisation concept
- Evidence of implemented multi-use of areas (e.g. in form of contracts or similar)

Expansions and vertical extensions

- Concept with evidence of possibility of extension and addition of storeys, taking into account structural reserves and component capacities, fitting out unused areas, connection infrastructure, heat supply, fire protection and sound insulation (e.g. descriptions, plans, sketches)

Indicator 3: Transition and financing plan for a future-proof building

Indicator 3.1 Scope of the transition plan

- Transition plan with a time horizon of five to ten or more years, describing which measures are to be implemented in or on the building.
- The transition plan includes all of the relevant measures identified in the potential analysis to be implemented on the property and that must be implemented in the financing plan. The measures identified in the biodiversity strategy or for water and resource efficiency are also included in the transition plan.
- Plausible assignment of the measures to be implemented to the objectives: decarbonisation, resource efficiency, climate resilience, biodiversity, social impact and measures to extend service life

Indicator 3.2 Drafting the financing plan

- Documentation on the financing plan, taking into account all measures defined in the transition plan and verifying the eligibility for funding and taxonomy compliance of the measures

Indicator 3.3 Inclusion in CAPEX

- CAPEX plan that describes the measures defined in the transition plan



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- Regulation (EU) No 517/2014 on fluorinated greenhouse gases (URL: <https://eur-lex.europa.eu/legal-content/DE/ALL/?uri=celex:32014R0517>, 12 November 2025)
- Rating system for digital infrastructure (URL: www.wiredscore.de, 17 June 2019)
- Framework for climate-neutral buildings and sites – Revised version (2025), DGNB
- Framework for climate-neutral buildings and sites, DGNB, 2020
- Environmental risks at the site: CEDIM/Risk Explorer (URL: <https://www.cedim.kit.edu/>, 06.12.2019)
- Sustainable Development Goals Icons, United Nations/globalgoals.org
- Rating | Fair Finance Guide Deutschland
- Fair Finance International | <https://www.fairfinanceinternational.org/>
- [zia_broschuere_green_lease_2024.pdf](#)
- The Global Seismic Hazard Assessment Project at GFZ Helmholtz Centre for Geosciences
- <http://gmo.gfz-potsdam.de/index.html>
- Online hazard assessment
- http://gmo.gfz-potsdam.de/pub/data_request/data_request_frame.html
- DIN EN 1998-3:2023 – Eurocode 8: Design of structures for earthquake resistance – Part 3: Assessment and retrofitting of buildings and bridges
- SIA Guideline 2018 – Inspection of existing buildings with respect to earthquakes
- ASCE SEI 41-17 – Seismic Evaluation and Retrofit of Existing Buildings
- European Commission: Directorate-General for Climate Action, EU-level technical guidance on adapting buildings to climate change, Publications Office of the European Union, 2023, <https://data.europa.eu/doi/10.2834/558395>



ECO3-B

Procurement and operations

Objective

The objective is to design the procurement and operations processes in such a way that the sustainability goals in building operation can be implemented and met. In order to achieve this, the cooperation of the various stakeholders is required and it is also necessary to ensure that sustainability requirements can be met during ongoing operation.

Benefits

Procurement and operations play a significant role in helping properties to retain their value. Each new procurement involves opportunities and risks in complying with the sustainability goals of the building operation and, consequently, for the value development of the property. With the help of guidelines for procurement and operations management, the intended minimum qualities can be safeguarded and their implementation regularly checked.

Contribution to overarching sustainability goals



Prospect

The scope and the application of environmentally friendly materials are subject to increasingly stringent regulatory requirements, with the result that classifications are expected to change or be expanded over time. In addition, the assessment scope for responsible resource extraction may be expanded further to address developments in the industry. With the changing requirements with regard to transparency and integration of ESG criteria into management, governance topics may be expanded or carry more weight in future.

Share of total score

	SHARE
All building types	5%



EVALUATION


In order to successfully implement the sustainability goals in building operation, procurement and operations processes should be designed in such a way that the sustainability requirements can be complied with. This requires guidelines in which various sustainability aspects for procurement are defined and implemented. Responsibilities should be clearly defined as part of governance. Another key area of focus is cooperation: regular meetings and structured dialogue as well as agreements on data provision between the stakeholders concerned on the areas of climate action and energy, water, resource management, biodiversity and indoor comfort should lead to continuous improvement. Contractual agreements are made that enable the cooperation of stakeholders to achieve sustainability goals.


There are 127 points and ten bonus points available in this criterion. A maximum of 100 points can be awarded for the assessment or 110 points including bonus points.

NO	INDICATOR	
1	Guidelines	
1.1	Sustainability aspects in guidelines	max. 40
	There is a guideline with requirements for the implementation of sustainability aspects in maintenance, procurement and operation, as well as for technical monitoring. The guideline includes:	
	<ul style="list-style-type: none"> ■ Requirements for maintenance and extension work. ■ Requirements for the purchase and procurement of products. ■ Requirements for commissioning services. ■ Requirements for technical monitoring. 	<ul style="list-style-type: none"> +10 +10 +10 +10
2	Governance in building use	
2.1	Personnel responsibilities	max. 10
	<ul style="list-style-type: none"> ■ Personnel responsibilities are defined for the relevant topics in building operation. ■ One responsible person has been appointed and the implementation process defined for the implementation of the guidelines. 	<ul style="list-style-type: none"> +5 +5
2.2	Cooperation	max. 15
	Regular meetings are held during which the stakeholders engage in dialogue to optimise building operation with regard to the following topics: (1) energy and climate action, (2) water, (3) resource management, (4) biodiversity, (5) operating costs and (6) indoor comfort. Subject matter experts are consulted for the relevant topics.	
	<ul style="list-style-type: none"> ■ At least three topics were discussed. ■ All topics were discussed. 	<ul style="list-style-type: none"> 10 15
2.3	Agreement on data provision	max. 12
	<ul style="list-style-type: none"> ■ A contractual agreement for the provision of consumption data is available for at least 10% of the floor area. A further two points can be awarded for each additional 10% of coverage. ■ Obligations to cooperate with the implementation of the defined sustainability goals have been included in the agreements with Facility Management and/or Property Management. 	<ul style="list-style-type: none"> +2 per 10% of the floor area 5



2.4 Key metrics – Reporting **max. 10**
Key sustainability metrics are systematically collected and documented. 10

2.5 AGENDA 2030 Bonus – Sustainable financial resources **max. 5**
The property is managed in cooperation with sustainable banks. This means that measures are financed or payment transactions for management purposes are made via a sustainable bank. 

2.6 AGENDA 2030 BONUS – Incentive systems in corporate management **max. 5**
Incentive systems are defined to meet the sustainability goals defined at property level.  **+5**

3 Implementation of guidelines

3.1 Implementation of guidelines for sustainability aspects **max. 40**
Implementation of the guideline for sustainability aspects in the previous period in relation to:

- Requirements for maintenance and extension work +10
- Requirements for the purchase and procurement of products +10
- Requirements for commissioning services +10
- Requirements for technical monitoring +10

Alternative A: No maintenance and/or construction measures were carried out. 10

Alternative B: Maintenance and/or construction measures were carried out taking into account sustainability aspects (without guidelines). 10



Ease of recovery and recycling

It is assessed whether there is a guideline for maintenance and extension work that defines requirements for aspects of ease of recovery and recycling. For a positive assessment, the guideline must prioritise targets for the following aspects of resource extraction and secondary raw material use in maintenance and extension work and require them to be implemented in all medium to large-scale measures:

- Prioritisation of circular products
- Reuse or repurposing of building components and materials
- Avoidance of material mixing or material layering

The measures implemented and the use of circular products must be documented as part of this process.

Construction waste

It is assessed whether the guideline for maintenance and extension work defines requirements for the construction waste generated. The assessment is linked to whether the separation of waste fractions goes beyond the legal requirements and whether on-site recycling is required.

Requirements for the purchase and procurement of products

Procurement of electrical products

It is assessed whether there is a guideline for the procurement of electrical products that requires the purchase of energy-efficient products: It is only permitted to procure products that lie within the two highest energy efficiency classes of the currently applicable rating scale for the European energy label. The guideline covers all electrical products that are relevant for the use of the building for which energy efficiency classes currently exist. Instructions on lifetime, ballasts, pollutant content, energy consumption and resource efficiency, noise emissions, material emissions and recycling-friendly design can also be included.

Requirements for the procurement of cleaning agents

It is assessed whether there is a guideline relating to the selection of cleaning agents. This includes stipulations on reducing the use of cleaning agents. It should also specify that de-mineralised water should be used for cleaning floor coverings and windows wherever possible.

- Use of biodegradable cleaning agents that are solvent-free or have a low solvent content or are labelled with the EU Ecolabel
- Avoidance of the use of chlorinated solvents with inorganic acids; flush water additives and WC and in-tank toilet cleaners; air-fresheners/fragrance dispensers; chemical drain cleaners; disinfectants (except in special areas); special cleaners (e.g. abrasive cleaners, cleaning emulsions, dust-proofing agents)

Requirements for commissioning services

It is assessed whether sustainability aspects – such as operating an environmental management system or paying particular attention to social aspects – are taken into account for the regularly occurring processes for selecting suppliers and service providers required for the building operation. It is also assessed whether local service providers (within a radius of 50 km) have been selected.

Requirements for technical monitoring

It is assessed whether there is a guideline for carrying out technical monitoring. It is recommended that this be performed by an independent third party. The services described in the guideline are based on AMEV Recommendation 158 “Technical Monitoring” 2020 and the REHVA Guidebook 29-2019 “Quality Management for Buildings”, whereby the services described in these guidelines should be performed during planning and commissioning, serving as a stocktake for existing buildings.



Indicator 2.6: Agenda 2030 Bonus – Incentive systems in corporate management

This indicator evaluates whether management has defined building-level incentive systems to meet sustainability goals. Monetary or non-monetary incentive systems (such as bonus payments to employees/managers if certain sustainability goals have been met, public recognition (e.g. the award of internal sustainability awards), training opportunities etc.) can help boost motivation and commitment among managers and staff at asset manager or ownership level to meet sustainability goals.

Indicator 3: Implementation of guidelines

Indicator 3.1: Implementation of guidelines for sustainability aspects

This indicator evaluates whether the guidelines and the required sustainability aspects were complied with in the previous period and whether they were properly documented. It assesses which guidelines have been checked and complied with:

- Implementation of requirements for maintenance and extension work
- Implementation of requirements for the purchase and procurement of products
- Implementation of requirements for commissioning services
- Implementation of requirements for technical monitoring

Alternative A: If no maintenance and extension work has been carried out, full points can be awarded for the guideline on requirements for maintenance and extension work.

Alternative B: Points can be awarded if it can be demonstrated that the construction products and materials used for maintenance and extension work meet the requirements for maintenance and extension work, even if there was no guideline in place during the previous period.



APPENDIX B – DOCUMENTATION

I. Required documentation

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

Indicator 1: Guidelines

- Appropriate documentation demonstrating compliance with the requirements

Indicator 2: Governance in building use

Indicator 2.1 Personnel responsibilities

- Organisation chart with overview of responsibilities
- Overview of the process for implementing guidelines

Indicator 2.2 Cooperation

- Relevant documentation from stakeholder meetings (e.g. minutes, presentations, and documentation of outcomes)
- Meeting minutes with list of attendees of the meetings as evidence of the presence of representatives of all three stakeholders

Indicator 2.3: Agreement on data provision

- Signed contractual agreement (e.g. green lease) or written confirmation from the contractual partner that a green lease/a contractual agreement for provision of consumption data is in place
- Excerpts from the agreements with Facility Management and/or Property Management that oblige them to cooperate

Indicator 2.4: Key metrics – Reporting

- Documentation of the KPIs specified in the DGNB System (if necessary, specifying that data is not available)

Indicator 2.5 Agenda 2030 Bonus – Sustainable financial resources

- Evidence of banks operating sustainably
- Documentary evidence of the financing and/or payment transactions

Indicator 2.6: AGENDA 2030 BONUS – Incentive systems in corporate management

- Relevant documentation on incentive systems

Indicator 3: Implementation of guidelines

Indicator 3.1: Implementation of guidelines for sustainability aspects

Implementation of guidelines covering prerequisites for maintenance and construction measures

- Written declarations from the client confirming implementation and compliance with the requirements
- Alternative A: Written declarations from the client confirming that no measures were implemented in the period under review
- Alternative B: Relevant documentary evidence demonstrating compliance of the materials used



Implementation of guidelines with requirements for the purchase and procurement of products

- Written declarations from the client confirming implementation and compliance with the requirements
- Photo documentation

Implementation of guidelines with requirements for commissioning services

- Written declarations from the client confirming implementation and compliance with the requirements

Implementation of guidelines with requirements for technical monitoring

- Check reports from the contractor on technical monitoring
- Evidence of technical monitoring including monitoring concept and check reports



EVALUATION

In cooperation with all stakeholders affected, target values are defined to ensure adequate indoor comfort in terms of temperature and air quality. An integrated complaints management system is used to record complaints relating to indoor comfort. In the event of complaints regarding indoor comfort, a process is established to monitor thermal comfort and indoor air quality with the purpose of proving compliance with the agreed target value. There are two Agenda 2030 bonuses available to incentivise climate adaptation and measurement of comfort parameters. A total of 125 points are available in the management section and 30 points in the performance section. A maximum of 100 points can be awarded for the assessment or 122 points including bonus points.

Part 1: Management

NO	INDICATOR	POINTS
1	Plan	
1.1	Target agreement (target value)	max. 30
	A target agreement for indoor comfort has been concluded for the property. A target agreement has also been concluded for the user survey and complaints management.	
	The target agreement is based on target values	
	<ul style="list-style-type: none"> ■ that were agreed internally. 5 ■ that were either based on data from several comparable buildings or based on data from a technically innovative reference building. 10 	
	A target has also been agreed for	
	<ul style="list-style-type: none"> ■ a user satisfaction survey. +10 ■ a basic or comprehensive complaints management system. +10 	
2	Do	
2.1	Collecting data on comfort parameters and user information (actual values)	max. 35
	There is measured data available on indoor comfort for the period under review. Additional points are awarded if a complaints management system has been established and regular user surveys are conducted.	
	Comfort parameters are recorded:	
	<ul style="list-style-type: none"> ■ via short-term measurements during extreme indoor conditions (not applicable for residential areas/residential buildings) 15 ■ using continuous measurements throughout the year in representative rooms or in residential areas or residential buildings via short-term measurements during extreme indoor conditions 20 ■ user satisfaction survey conducted in addition to recording the comfort parameters +10 	
	Alternative: Use of a standardised user satisfaction survey:	
	<ul style="list-style-type: none"> ■ A high level of satisfaction is demonstrated in three of four areas (temperature, air quality, lighting and acoustics). 25 ■ A high level of satisfaction is demonstrated in all four areas (temperature, air quality, lighting and acoustics). 30 ■ A basic or comprehensive complaints management system has been established. +5 	



SUSTAINABILITY REPORTING

Sustainability reporting

NO	KEY METRICS/KPIS	UNIT
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APPENDIX A – DETAILED DESCRIPTION

I. Relevance

Today, people spend as much as 90% of their time indoors. Indoor comfort therefore plays a significant role in relation to health and well-being.

II. Additional explanation

The three criteria ENV1 “Climate action and energy”, ECO1 “Operating costs” and SOC1 “Indoor comfort” are directly correlated, as they have competing objectives. Therefore, a holistic approach to optimisation is required with simultaneous consideration of these three criteria. For example, lowering the temperature when heating the building can reduce both energy consumption/greenhouse gas emissions and operating costs, but it is also necessary to consider the impact on indoor comfort. Conversely, installing an additional cooling system in the building may have a positive impact on indoor comfort in the summer but a negative impact on energy consumption/greenhouse gas emissions and operating costs.

III. Method

Part 1: Management

Indicator 1: Plan – Target agreement

This indicator evaluates the agreement of target values and the process of monitoring them. The target agreement is based on either an internally defined target value or a target value that was determined using data taken from multiple comparable buildings (key metrics determined based on at least ten buildings) or data taken from a technically innovative reference building (a credible explanation of its exemplary nature is required).

- The target agreement is based on an internally defined target value.

The target agreement is based on a target value that was determined using data taken from multiple comparable buildings (at least two buildings) or a standard (e.g. DIN EN 16798-1). The following target values are to be considered (these can be based on available standards and regulations):

- Thermal comfort: The thermal comfort can be assessed by measuring the room temperature.
- Humidity: The humidity can be calculated as relative or absolute humidity. The relevant temperature also needs to be recorded along with the humidity.
- Air quality: The quality of the indoor air is assessed by measuring the CO₂ concentration.

Note: It can be agreed that there is “no requirement” for certain parameters. This can be useful, for example, if the ventilation system does not include humidification and/or dehumidification, meaning that conditioning to defined target values is not possible.

It is recommended that the target agreement be implemented according to the methodology of the standard DIN EN 16798-1 for indoor comfort. This facilitates consistency within the DGNB System (evidence of planned quality in the New Construction System based on the same standard).



Alternative methods: Points can be awarded if a standardised user survey is conducted and this reveals high user satisfaction in relation to temperature, air quality, lighting and acoustics. Standardised user surveys use a questionnaire defined by external experts and are based on a scientific methodology. These surveys also enable the data to be collected and processed in a standardised manner. A result is considered to show high user satisfaction if at least 65% of those surveyed rate the relevant aspects as satisfactory or very satisfactory. It must be demonstrated that a representative proportion of the users has taken part in the survey. This is assessed using the following minimum requirements for the response rate (depending on the number of users in the building):

- 0–20 users: 40%
- 21–100 users: 30%
- > 100 users: 20%

Complaints management

It is assessed whether a basic complaints management system is in place, where a contact person is available and complaints are systematically recorded and documented. It is assessed whether a comprehensive complaints management system is in place. Complaints management must at least cover feedback on indoor comfort in the sub-areas of temperature, air quality, lighting and acoustics. In addition, it is recommended that other aspects such as user communication, socio-cultural services, and health and mobility services be included in order to derive improvement measures for these areas. In particular, the personnel responsibilities, the type of communication channels and an appropriate response time must be defined in the complaints management system. Comprehensive complaints management operates on the basis of three consecutive steps:

1. Complaint reporting: Complaints, defects and suggestions for improvement are systematically recorded and documented. Various communication channels (e.g. telephone, email, web interface, apps) can be offered to users.
2. Measures: The complaints are analysed annually and effective measures are identified and implemented. There is a link here to criterion SOC1-B “Indoor comfort” indicator 4 – Measures for optimising operation.
3. Feedback: The user can request or be provided with information about the status.
Complaints management is evaluated at least once a year. The key metric is the percentage of open complaints. Open complaints are systematically recorded complaints that have not yet been processed.

Indicator 3: Check

Indicator 3.1 Data analysis

It is evaluated whether the measurement data is analysed. The assessment is carried out quantitatively by analysing the deviation between the target and actual values, which shows whether the target values have been achieved (indicator 5). A graphical and tabular representation is sufficient for this.

More points will be awarded for a qualitative evaluation in which the data is interpreted and checked for plausibility (impact of vacancy rate, occupancy rate, use, etc.) within a report. The result of the interpretation is a better understanding of the measured data and a clarification of changes to the data.

Indicator 3.2 Implementation of improvement measures

It is evaluated whether the measures for optimising operation were fully or partially implemented in the previous period. This involves considering measures whose implementation was planned for the preceding three years. Alternatively, points can also be awarded here if the target value was met in the previous period and therefore no measures were planned.



Indicator 4: Act

Indicator 4.1: Measures for optimising operation

This indicator evaluates the approach to evaluating the measured values and determining measures for optimising operation. The results must be communicated transparently, measures identified and the implementation and responsibilities must be clearly defined and written down. The relevant stakeholders – generally building owners, operators and potentially users – must be included in this.

- A user comfort survey and/or comprehensive complaints management system can help to identify critical areas and comfort parameters that can be used to devise optimisation measures.

Calculation programs offer an objective and project-specific approach to evaluating different variants. There are simple calculation programs as well as comprehensive software solutions that cover all areas of optimising operation. The complexity of the models increases when considering transient dynamics arising from the impact of usage, weather and occupancy. The level of complexity that is appropriate for the individual optimisation task in question depends on the degree to which the actual building operation needs to be reflected, with all of its various influencing factors, to enable holistic optimisation. For instance, when optimising heat demand, an energy calculation or simulation program developed specifically for this purpose is appropriate, whereas for optimising water consumption a simple Excel calculation may be sufficient.

The following measures were implemented:

- An analysis of alternatives that is produced with suitable calculation programmes using the default settings can already provide valuable insights for an initial evaluation of a measure's impacts.
- Further insights can be obtained by adapting the model parameters to the actual building operation. Realistic optimisation can be achieved using validated calculation programs, adjusting the operating time, technical equipment and occupancy to reflect the actual building use.
- Technical monitoring assesses the performance of buildings and systems. The objective is to achieve and maintain economical and efficient building operation aligned with function and demand by providing meaningful, cross-disciplinary operating data ("operational quality").
- The objective is to optimise building operation as a whole. It should therefore be noted that optimising comfort may conflict with reducing energy consumption and costs. The results of variant assessments should therefore be evaluated and improvement measures selected while considering and balancing environmental, economic and social aspects.
- Alternatively, the indicator can be considered met if the target values for indoor comfort, complaints management and the user satisfaction survey have been met.



Part 2: Performance

Indicator 5: Evaluation of performance

Indicator 5.1: Target achievement

This indicator evaluates whether the target agreement for indoor comfort, user satisfaction and complaints management has been met. The target value for indoor comfort is considered to have been achieved if all target values have been met. The target value is considered to have been partially achieved if all but one of the target metrics have been met.

Agenda 2030 Bonus – Measurement of further comfort parameters

It is assessed whether spot test measurements of the following comfort parameters were conducted in the previous period: draughts, radiation asymmetry/surface temperature, lighting, acoustics, electro smog, microbial assessment and mould. These measurements can be used to objectively assess any suspicious data from user comfort surveys, complaints management or from a building inspection, and can also be used to collect data for improvement measures. Four points can be awarded per measurement. A maximum of twelve points is possible.

It is assessed whether spot test measurements on indoor air quality (VOC, SVOC and formaldehyde) were conducted in the previous period. These measurements can be used to objectively assess any suspicious data from user comfort surveys, complaints management or from a building inspection, and can also be used to collect data for improvement measures. The measurement must be performed in compliance with SOC1.2 DGNB New Construction or Renovation certification.



Indicator 5: Agenda 2030 Bonus – Further comfort parameters

- Documentation on measurements of indoor air/lighting/acoustics (e.g. measurement protocols, documentation, etc.)
- Measurement protocols, measurement reports, photo documentation



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- VDI 6041: Facility Management – Technical monitoring of buildings and building services (see: www.vdi.de/6041)
- DIN EN 16798-1 – Energy performance of buildings – Ventilation for buildings – Part 1: Indoor environmental input parameters for design and assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics (see www.din.de)
- Sustainable Development Goals Icons, United Nations/globalgoals.org



10. How important to you is the acoustic comfort in the building?

	Very important	Important	Somewhat important	Somewhat unimportant	Unimportant	Not at all important
Acoustics in the rooms (echo, reverberation, acoustic quality)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise from outside or from neighbours in the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise from the building's technical equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. Please rate your satisfaction with the visual comfort in the building.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Daylight conditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Artificial lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sun protection/ glare protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. How important to you is the visual comfort in the building?

	Very important	Important	Somewhat important	Somewhat unimportant	Unimportant	Not at all important
Daylight conditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Artificial lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sun protection/ glare protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. Please rate your satisfaction with the options for individually adjusting the indoor environment in the building.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Light	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Temperature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shading	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



18. How important to you is security and safety in the building?

	Very important	Important	Somewhat important	Somewhat unimportant	Unimportant	Not at all important
Security and safety inside the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Security and safety in the outdoor spaces/the immediate vicinity of the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. Please rate your satisfaction with the barrier-free design of the building.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Accessible entrances to the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible design within the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. How important to you is the barrier-free design of the building?

	Very important	Important	Somewhat important	Somewhat unimportant	Unimportant	Not at all important
Accessible entrances to the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible design within the building	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. Please rate your satisfaction with the quality of your workplace location.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Transport links	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to usage-related facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



The following section of the user survey can be used to assess the user facilities and is not a mandatory part of the user survey.

28. Please rate your satisfaction with the family friendliness of the facilities in the building.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Rating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

29. Please rate your satisfaction with the range of health-promoting measures in the building.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Rating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

30. Please rate your satisfaction with the facilities that contribute to the quality of the spaces inside and outside of the building.

	Very satisfied	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Completely dissatisfied
Rating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



SOC2-B

User satisfaction

Objective

The objective is to create a living and working environment that meets the needs of our diverse society and also to provide facilities for building users that promote their satisfaction and well-being.

Benefits

Through a wide range of facilities and measures, building owners can make a significant contribution toward making work and family life more compatible, as well as promoting topics of inclusion and health protection. Strengthening social cohesion and interaction increases user satisfaction and well-being, which in turn significantly enhances the appeal of the building.

Contribution to overarching sustainability goals



Prospect

Fast-changing societies, environments and cities can give rise to new issues relating to user satisfaction.

Share of total score

	SHARE
All building types	10%



EVALUATION

To increase the satisfaction and well-being of users, the building is evaluated based on the socio-cultural facilities it provides, whether communication and interaction between stakeholders is promoted, and if measures are implemented to promote human well-being. To this end, the existing offers and facilities should be checked regularly during operation with regard to their use and demand, and, if necessary, additional or other facilities should be provided. A total of 120 points are awarded in this criterion. A maximum of 136 points are available including bonus points. A maximum of 100 points can be awarded for the assessment or 116 points including bonus points.

NO.	INDICATOR	POINTS
1	Communication	
1.1	User communication	max. 25
	<ul style="list-style-type: none"> ■ One measure is in place to promote communication between owner/operator and users. 10 ■ Two or more measures are in place to promote communication between owner/operator and users. 15 ■ A sustainability guide for the use of the building is available. +10 	
1.2	User interaction	max. 15
	<ul style="list-style-type: none"> ■ One measure is in place to promote user interaction between various stakeholders. 10 ■ Two or more measures are in place to promote user interaction between various stakeholders. 15 	
2	User facilities	
2.1	User satisfaction	max. 30
	<ul style="list-style-type: none"> ■ One facility is in place to promote user satisfaction. 10 ■ Two facilities are in place to promote user satisfaction. 20 ■ Three or more facilities are in place to promote user satisfaction. 30 ■ Alternative: A standardised user survey reveals high user satisfaction with the user facilities available. 30 	
3	Barrier-free design	
3.1	Requirements for barrier-free building use	max. 25
	<ul style="list-style-type: none"> ■ Access to the building is fully barrier-free. 5 ■ <u>Non-residential building</u>: Toilet facilities have barrier-free access via the public areas and are equipped for barrier-free use. +10 ■ <u>Residential building</u>: Barrier-free apartments have barrier-free access via the public areas. ■ At least one lift has barrier-free access via the public areas and is equipped for barrier-free use. +10 	



NO	INDICATOR	POINTS
3.2	Increased level of accessibility / barrier reduction	max. 15
	<ul style="list-style-type: none"> In addition to the requirements for barrier-free building use (indicator 3.1), a higher degree of barrier-free design has been achieved. 	15
3.3	Concept for increasing accessibility	max. 10
	<ul style="list-style-type: none"> An overall concept for increasing accessibility has been created. 	10
4	AGENDA 2030 BONUSES: Social initiatives, allergy-friendly indoor environment and social impact	
4.1	AGENDA 2030 Bonus – Social initiatives	max. 5
	<ul style="list-style-type: none"> One measure for promoting social initiatives has been implemented. Two or more measures for promoting social initiatives have been implemented. 	2.5 5
4.2	AGENDA 2030 Bonus – Allergy-friendly indoor environment	max. 5
	Low formaldehyde concentrations in the rooms of the building create a healthy and allergy-friendly indoor environment.	+5
4.3	AGENDA 2030 BONUS – Social impact potential	max. 6
	<ul style="list-style-type: none"> Using an established framework, the building was assessed in the context of its urban district to evaluate its social impact and optimisation potentials were identified to ensure that the transformation in construction is carried out in a socially equitable and effective manner. The project has already had an extraordinary social impact and has been recognised for it. 	+3 +3
Re 1 & 2	INNOVATION AREA	
	Explanatory note: If alternative measures are implemented that demonstrably improve user satisfaction, these can be positively evaluated in terms of the criterion's objective and taking into account the other indicators. These include, in particular, innovative and tailored solutions that enable the building's users to make use of outdoor spaces, create pleasant and appropriate conditions in common areas, provide health facilities and promote family-friendly environments.	As 1 and 2



SUSTAINABILITY REPORTING

Sustainability reporting

NO	KEY METRICS/KPIS	UNIT
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APPENDIX A – DETAILED DESCRIPTION

I. Relevance

Communication and interaction between stakeholders is vital in ensuring that a building is operated to a high standard in order to prevent conflicting objectives when it comes to optimisations. User facilities and high-quality spaces also improve the health and well-being of users and residents. They strengthen social ties and help people connect with one another.

II. Additional explanation

-

III. Method

Indicator 1: Communication

Indicator 1.1: User communication

This indicator evaluates whether information is conveyed to the users as part of building operation. This can be done in various ways depending on the situation, such as information events for modifications, an on-site contact person, information on new features in the building, a newsletter, etc. It can also include the presence of notices that give specific recommended actions in relevant places (e.g. notices on window ventilation, using the stairs instead of the lift). It also evaluates whether the consumption data relating to building operation (energy consumption, energy production, water, valuables etc.) is visualised. Visualising the consumption data serves as a shared means for the relevant stakeholders to disclose current building operation results and illustrate the extent to which targets have been achieved. The objective is to positively influence the behaviour of the relevant stakeholders by visualising information on an ongoing basis.

It is evaluated whether the sustainability guidelines are available for the building users. The sustainability guidelines give the users specific recommendations on environmental, economic and social issues. It contains, as a minimum, information on the topics of energy conservation, water conservation and healthy indoor environment.

Indicator 1.2: User interaction

This indicator evaluates whether social cohesion amongst the building's users is promoted by increased interaction. This can be in the form of parties for tenants, tenant involvement in planning decisions, suggestion systems, recognition of long-term tenants, transparent communication, a web-based feedback portal or shared facilities. Shared facilities may include meeting rooms, kitchenettes or communal gardens.

Indicator 2: User facilities

This indicator evaluates whether measures are offered to promote user satisfaction and whether these are accessible to all users of the building. The factors assessed include quality of spaces, family friendliness and health facilities.

To attain the full evaluation points total for this indicator, evidence of measures must be provided in at least two of the three areas mentioned.



Family friendliness

It is evaluated whether measures are offered to promote family friendliness and whether these are accessible to all users of the building. These can be specific measures in the building, such as nursing and changing rooms, special parent-child work areas, play areas and playgrounds, special children's' seating, etc. There could also be organisational measures, such as collaborations with day care centres, childcare facilities, etc.

Health facilities

It is evaluated whether health-promoting measures are implemented and whether these are accessible to all users of the building. Such measures include, for example, the type of interior furnishing (e.g. ergonomic furniture), design of work areas to promote movement, fitness rooms, organisational measures such as sports courses, and health workshops (movement, nutrition, health management, stress reduction, etc.) or permanently installed fitness and sports equipment or infrastructure for outdoor sports.

Quality of spaces

It is evaluated whether measures have been implemented to increase the quality of spaces accessible to all building users. In the interior area, this includes, for example, water elements such as water features, water installations or fountains with targeted integration into the landscape design, greenery in the interior spaces ("biophilic design"), special daylight features, etc. In the outdoor area, it is assessed whether high-quality spaces are available for use by all building users: for example, outdoor seating facilities, terraces, gardens, roof terraces, etc. or immediate proximity (maximum 100 m on foot) to public green spaces/parks and play areas. The prerequisite for this is that the building does not offer any qualities of space.

Alternative methods: Points can be awarded if a standardised user survey is conducted and this reveals high user satisfaction in relation to family friendliness, health facilities and/or quality of spaces. Standardised user surveys have a questionnaire that has been defined by an expert and are based on a scientific methodology. These surveys also enable the data to be collected and processed in a standardised manner. A result is considered to be high user satisfaction if at least 65% of those surveyed rate the relevant aspects as satisfactory or very satisfactory. It must be demonstrated that a representative proportion of the users has taken part in the survey. This is assessed using the following minimum requirements for the response rate (depending on the number of users in the building):

- 0–20 users: 40%
- 21–100 users: 30%
- > 100 users: 20%

Indicator 3: Barrier-free design

Indicator 3.1: Requirements for barrier-free building use

- This indicator evaluates if there is at least one barrier-free entrance providing access to the building.
- In addition to barrier-free access to non-residential buildings, it is assessed whether at least one barrier-free toilet is accessible via the public area which is designed in accordance with the German Model Building Code (MBO). For superstores, department stores and consumer markets, this indicator is only relevant for lettable floor areas with a sales area $\geq 2,000 \text{ m}^2$. For residential buildings, the assessment instead evaluates whether, in addition to barrier-free access, a residential floor is barrier-free in accordance with the requirements of the MBO (according to DIN 18040-2: "Barrier-free usable dwellings") or, alternatively, whether the corresponding number of dwellings on a floor are barrier-free.



- It is evaluated whether, in addition to barrier-free public access, a lift equipped in accordance with the MBO barrier-free requirements is available.

The requirements are based on the current applicable version of the MBO, which represents a standard and minimum building code and serves as a basis for the individual state building regulations. DIN 18040 is incorporated into German building law through the MBO.

If, due to the requirements of monument protection or other building regulation provisions whose standards differ significantly from current regulations, a building does not provide barrier-free access or does not allow equal access for all people, coordination with the DGNB is required.

Indicator 3.2: Increased level of accessibility / barrier reduction

An increased level of accessibility is achieved in addition to the prerequisites for barrier-free building use according to indicator 3.1. Evidence can either be provided by an expert in barrier-free design or based on a barrier-free design checklist. ISO 21542:2021 – Accessibility and usability of the built environment or other national or international guidelines/checklists can be used for assessment. This should cover the following areas of barrier-free design in particular:

- **Outdoor areas**

- Main entrance and entry areas are barrier-free (step-free, threshold-free)
- Footpaths and circulation areas are barrier-free and easily accessible
- Ramps and step-free transitions
- External doors suitable for barrier-free use
- Control panels, doorbells, letterboxes and other equipment are fully accessible
- General outdoor areas (seated areas, roof terraces) are accessible and usable by all
- Parking facilities are barrier-free and easily accessible

- **Indoor areas**

- Hallways, circulation areas and foyers suitable for barrier-free use
- Access to doors is barrier-free and they are easy to use
- Stairs with handrails
- Handrails provided in all necessary areas
- Ramps inside the building
- Barrier-free toilet facilities

In Germany, the certification for quality level 1 can be issued as per the checklist (see Annex) by a natural person.

- The checklist must be worked through and completed in full. Criteria that are not relevant to or intended for the building's use can be removed from the evaluation and must be marked accordingly as "not relevant" in the checklist. A maximum of two of the specific requirements can be marked as "not met". If more than two specific requirements are evaluated as "not met" and an increased level of accessibility is still being sought, an expert in barrier-free design should be consulted. This person must be able to comprehensibly justify why the relevant criteria have not been met. The checklist must also be signed by a natural person.

Experts in barrier-free design include specialist construction professionals, generally architects and structural engineers with in-depth professional experience. They must be qualified for the expert role through appropriate training and are required to keep their knowledge up to date through regular ongoing education. Qualifications gained through government-funded measures for barrier reduction, or equivalent evidence, are also recognised.

Points can only be awarded in this indicator if indicator 3.1 has been met.



Indicator 3.3: Concept for increasing accessibility

This indicator evaluates whether there is an overall concept for accessibility that increases the level of barrier-free design in the future. The implementation of these measures is already planned for the next period and included in the budget plan or the implementation has already been commissioned. The concept is drafted by an expert in barrier-free design or based on state funding criteria (e.g. KfW loan “Age-appropriate conversion”).

Indicator 4: Agenda 2030 Bonus – Social initiatives, allergy-friendly indoor environment and social impact

Indicator 4.1: Social initiatives

This indicator evaluates whether measures have been implemented that promote social integration in the building, raise the social responsibility of landlords or prevent forced evictions. Measures that enable shared use of spaces as well as essential shops and services or facilities that promote interaction between neighbours are also taken into account.

There is flexibility to choose which social activity is implemented.

- Opportunity to use rooms within the building and outdoor facilities

Rental options and use of spaces inside the building: Third parties can rent rooms (e.g. offices, meeting rooms, multi-function or conference rooms) in the building on a temporary basis. Use of spaces in the outdoor areas around the building: Outdoor areas around the building may be used by the public both during and outside of normal business hours.

- Facilities for everyday healthcare provision and spaces promoting interaction

Measures are given a positive assessment if innovative or previously unconventional facilities for building users or external persons have either been built or there are firm plans to do so. These include facilities such as fruit and vegetable gardens, beehives (urban farming) and community exchange of services (e.g. pop-up retail spaces, repair cafés, community meeting places or similar).

- Social lettings

This indicator evaluates the extent to which measures have been implemented that promote social integration within the building and raise the social responsibility of landlords. The focus here is on initiatives that support the integration of disadvantaged groups into the housing and job market. Housing providers are also evaluated on whether they promote access to affordable housing and advocate for humane and adequate living conditions for all.

Points may be awarded if a written agreement covering the allocation of a certain number or proportion of apartments in a property or rental company is made. The agreement must specify for how long apartments are reserved for social housing and how many units are expected to be allocated annually.

- Prevention of forced evictions/reduction in the number of forced evictions

The evaluation assesses whether measures have been introduced to reduce the number of evictions. A forced eviction is defined as involving the engagement of a bailiff or court of enforcement. Possible measures can include revised notice procedures, new practices for handling neighbour complaints, new reminder procedures, revised procedures for managing arrears and the introduction of instalment agreements. They may also include conflict mediation, financial advice and other forms of individual counselling, possibly in cooperation with the local authorities.

- Employment under special conditions

The evaluation assesses whether measures have been introduced that address employment under special conditions as part of housing operation. This could include integration, procurement and purchasing policies that promote employment under special conditions.



Examples of this are minimal employment for certain groups, such as pensioners, people who are unable to work full-time, etc. Points may be awarded by documenting partnership agreements, signed contracts or status documents that demonstrate how many people have been employed under which conditions and for how long.

Indicator 4.2: Agenda 2030 Bonus – Allergy-friendly indoor environment

To comply with the formaldehyde exposure limit, it must be demonstrated by measuring the pollutant load that the limit value of 60 $\mu\text{g}/\text{m}^3$ has not been exceeded. More information about the “AFBA Requirement 5.3 Prevention of excessive formaldehyde exposure in indoor” can be found on the website of the Allergy Friendly Buildings Alliance (link can be found in Annex C).

Indicator 4.2: Agenda 2030 Bonus – Social impact potential

The Agenda 2030 bonus on social impact assesses whether a recognised evaluation system has been used to analyse the building itself and the building within the context of the district in terms of its social impact. The evaluation is used as a basis for devising measures to optimise the social impact during the use phase. It is assessed whether the transformation in construction is carried out in a socially equitable and effective manner. The indicator also evaluates whether the project has already implemented measures that result in an exceptional social impact and whether it has already been recognised for this (e.g. DGNB Heart, Kristall, ICG Social Impact Award, DGNB Social Impact Special Prize or similar).



APPENDIX B – DOCUMENTATION

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

I. Required documentation

Indicator 1: Communication

- Photo documentation
- Documentation on sustainability guidelines
- Suitable documentation providing evidence of the implemented measures

Indicator 2: User facilities

- Photo documentation
- Suitable documentation providing evidence of the implemented measures
- Alternative methods: Result of the user satisfaction assessment on user facilities and confirmation from the certifying organisation recognising the method used

Indicator 3: Barrier-free design

- Photo documentation showing barrier-free design of toilet facilities and lifts
- Relevant floor plans with barrier-free areas marked
- Evidence of the implemented measures
- Overall concept for barrier-free design
- Certification/assurance from an expert of the barrier-free design criteria implemented according to the checklist
- Signed and completed checklist

Indicator 4: Agenda 2030 Bonus – Social initiatives, allergy-friendly indoor environment and social impact potential

Indicator 4.1: Agenda 2030 Bonus – Social initiatives

- Location of rooms available for rent (floor plans)
- Information on the rooms' functions and on accessibility, opening times
- Location of the user facilities for the public (floor plans)
- Accessibility/integration of the outdoor areas relating to the user facilities (site plan)
Photo documentation, relevant documentary evidence

Indicator 4.2: Agenda 2030 Bonus – Allergy-friendly indoor environment

- Compliance with the formaldehyde limit value of 60 µg/m³
- Measurement report stating the formaldehyde limit value
- Report on indoor pollutant testing for formaldehyde levels
- Illustration of the rooms in which the limit is complied with and their use

Indicator 4.2: Agenda 2030 Bonus – Social impact potential

- Analysis of the building based on a recognised social impact evaluation system
- List of the measures for optimising the social impact
- Evidence of a social impact award for the building



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- Allergy Friendly Buildings Alliance [URL: AFBA – The world's first medical seal for buildings 17 February 2025]
- SOC1.2 Indoor air measurement, DGNB System New Construction Version 2023
- Sustainable Development Goals Icons, United Nations/globalgoals.org
- ISO 21542:2021. Building construction – Accessibility and usability of the built environment
- The DGNB System Software provides a barrier-free checklist as a tool



SOC3-B Mobility

Objective

Our objective is to conserve natural resources, to create viable urban districts and spaces, to reduce traffic-related emissions to the air, water and soil, and to increase user comfort by promoting sustainable mobility.

Benefits

The quality of the mobility services is an important location factor for the users of a building. The presence of various mobility alternatives enables the user to select the most suitable means of transport for different journeys and thus supports the gradual transition to sustainable mobility. If conditions are created at the building for the user to access a variety of mobility options, it should help improve the quality of the environment and reduce the negative effects of motorised private transport options. This should also help to increase user satisfaction, expand affordable mobility options and boost health-promoting cycle and foot traffic.

Contribution to overarching sustainability goals



Prospect

It is to be expected that e-mobility and alternative public or private mobility services will replace the conventional combustion-engine technologies currently used for personal transport. This transition will also be accompanied by regulations and will have a greater impact on existing buildings in future.

Share of total score

	SHARE
All building types	10%




EVALUATION

Mobility is closely tied to the building and its infrastructure, serving as both the starting point and the destination. In addition to the structural features and parking options for modes of transport, the focus is on promoting alternative transport methods. For this purpose, the existing options should be evaluated in the period under review and, if necessary, further or other options should be provided. A total of 120 points can be awarded in this criterion. However, a maximum of 100 points can be credited for evaluation.

NO	INDICATOR	POINTS
1	Pedestrians	
1.1	User comfort at/in the building	max. 10
	<ul style="list-style-type: none"> ■ Pedestrian routes: clear, safe and barrier-free routes for all user groups. Signs are clearly visible and understandable. +5 ■ Adequately sized storage rooms/options are available for mobility aids, such as walkers, pushchairs and wheelchairs. +5 	
2	Cycling	
2.1	Parking facilities	max. 35
	<ul style="list-style-type: none"> ■ Parking facilities for bicycles are easily accessible at/in the building. 5 ■ Sufficient parking facilities for bicycles are easily accessible at/in the building. 15 ■ Anti-theft and anti-vandalism measures are in place for the parking facilities/spaces. +5 ■ Bicycle maintenance facilities are available for cyclists. +5 ■ Weather protection is in place for the bicycle parking facilities/spaces. +5 ■ Lighting is in place for the bicycle parking facilities/spaces. +5 ■ Charging stations are available for e-bikes. +5 ■ Alternative: A standardised user survey on cycling and the infrastructure provided shows that users are highly satisfied. 35 	
2.2	User comfort	max. 5
	<ul style="list-style-type: none"> ■ Facilities for increasing user comfort are available (e.g. shower/changing/storage options). 5 ■ Residential building: Alongside regular bicycle parking spaces, there are also parking spaces available for child trailers, cargo trailers, etc. 5 	
3	Public transport	
3.1	Quality of public transport access	max. 20
	<ul style="list-style-type: none"> ■ A public transport stop is located within an appropriate distance and is easily accessible, relative to the size of the town or city. +10 ■ Frequency of public transport at the nearby stop is high (max. 10 minutes). +10 	
3.2	Promoting the use of public transport	max. 15
	<ul style="list-style-type: none"> ■ Incentive programmes for using public transport are available for users of the building. +15 	



NO	INDICATOR	POINTS
4	Motorised private transport	
4.1	Charging infrastructure for motorised private transport	max. 20
	Alternative A: Mobility strategy for motorised private transport	
	<ul style="list-style-type: none"> ■ There is a mobility management strategy in place for motorised private transport, guaranteeing that sufficient charging stations are provided. +10 ■ The mobility management strategy has been implemented. +10 	
	Variant B: Infrastructure for motorised private transport without mobility strategy	
	The proportion of parking spaces with charging stations is:	
	<ul style="list-style-type: none"> ■ Minimum of 10% pre-installed 5 ■ Up to 10% realised 10 ■ Up to 20% realised 15 ■ More than 20% realised 20 	
5	Mobility sharing	
5.1	Vehicle sharing and carpooling	max. 20
	<ul style="list-style-type: none"> ■ Mobility sharing (car, motorised/electric scooter, bike, commercial or private sharing, etc.) is available in the immediate vicinity (max. 350 m) of the building. +10 ■ Programmes for promoting carpooling for the users of the building are supported. +10 	
Re 1–5	INNOVATION AREA	 As 1–5
	<p>Explanatory note: If alternative measures are implemented that demonstrably contribute to the users of the building seeing the environment as a positive and therefore avoiding the use of motorised private transport to get to the building. These can also be rated positively in accordance with the target formulation of the criterion and the evaluation of the other indicators.</p>	



SUSTAINABILITY REPORTING

Sustainability reporting

The following topics can be used as key metrics/KPIs for communication:

NO	KEY METRICS/KPIS	DIN SPEC 91475 UID	UNIT
KPI 1	Number of car parking spaces available at the building	-	Number
KPI 2	Number of charging stations available	-	Number
KPI 3	Number of charging stations in the realised parking spaces	-	%
KPI 4	Number of charging stations available for bicycles at the building	-	Number
KPI 5	Good connection to public transport	-	Yes/no



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

Mobility is an important location factor for buildings. The availability of various modes of transport and how they are interconnected to form an efficient transport concept increases user comfort. Higher user acceptance and frequency earn the location a better rating, which reflects positively on the location decision for a property.

II. Additional explanation

Mobility doesn't start outside of the building; adequate provisions must also be in place inside the building. In existing buildings, mobility infrastructure can be adjusted and optimised retrospectively. The flexibility provided by access to alternative modes of transport (public transport, mobility platforms or rental systems) and meeting a range of individual mobility needs, as well as the user-friendliness provided by access to passenger information or parking for mobility aids, help to increase user acceptance.

III. Method

Indicator 1: Pedestrians

This indicator evaluates the pedestrian routes and the parking facilities available at the entrance area.

Pedestrian routes: The pedestrian routes from the street to the main entrance are as direct as possible and run exclusively along routes that give priority to foot traffic or that can use clearly separated infrastructure (e.g. not exclusively via car parks).

Parking options: This evaluates parking options in the building for mobility aids such as walkers, mobility scooters, pushchairs, standing scooters, etc. near the entrance.

Indicator 2: Cycling

This indicator evaluates the presence of parking facilities, maintenance facilities, protection against vandalism and theft, weather protection, lighting, charging options and user comfort for cyclists at the building.

Parking facilities have lighting, are easily accessible and are fitted with anti-theft protection for cyclists.

- Parking facilities: It is evaluated whether parking facilities are available.
- Parking facilities: It is evaluated whether parking facilities are available in sufficient number and quality (sufficient space and adequate number in accordance with the technical guidelines TR 6102 of the German Cyclist's Association (ADFC) or according to guideline no 593 of the Chamber of Architects of Baden-Württemberg, or the respective state regulations).
- Anti-theft and anti-vandalism measures: It is evaluated whether bicycles using the parking facilities are protected through the best possible anti-theft and anti-vandalism measures. "Anti-theft protection" means that the bicycle parking facility provides a locking option for the frame and a wheel.
- Maintenance facility: A space that is available to cyclists for a short time at or within the building that can be easily accessed with the bicycle and that is designated exclusively for bicycle maintenance. It should also be protected from the weather, easy to find, well lit and be equipped with simple maintenance tools such as a bicycle stand and air pump.
- Weather protection: It is evaluated whether the majority of the parking facilities/spaces (minimum 80%) are covered or protected against the weather.



- Lighting: It is evaluated whether the majority of the parking facilities/spaces (minimum 80%) are illuminated.
- Charging stations: It is evaluated whether at least 5% of the parking facilities have charging stations/charging options for bicycles.

User comfort:

This indicator evaluates the availability of showers, changing rooms and storage options.

For residential buildings, it is assessed whether, alongside regular bicycle parking spaces, there are also suitable parking options available for child trailers, cargo trailers or similar vehicles.

Alternative methods: Points can be awarded if a standardised user survey is conducted and this reveals high user satisfaction in relation to the availability, accessibility and safety of parking facilities for bicycles. Standardised user surveys use a questionnaire defined by external experts and are based on a scientific methodology. These surveys also enable the data to be collected and processed in a standardised manner. A result is considered to be high user satisfaction if at least 65% of those surveyed rate the relevant aspects as satisfactory or very satisfactory. It must be demonstrated that a representative proportion of the users has taken part in the survey. This is assessed using the following minimum requirements for the response rate (depending on the number of users in the building):

- 0–20 users: 40%
- 21–100 users: 30%
- > 100 users: 20%

Indicator 3: Public transport

This indicator evaluates the accessibility of the building by public transport and whether the use of public transport is promoted. The distance to the nearest stop is relevant for the assessment; a direct, paved walkway must be available (e.g. not just a trampled path as an unofficial shortcut). A public transport service interval of no more than ten minutes also results in a higher rating.

The maximum permissible distance to the nearest stop depends on the number of residents in the city/district in which the building is located:

- More than 100,000 residents: 300 m
- 20,000 to 100,000 residents: 600 m
- Fewer than 20,000 residents: 800 m

Indicator 4: Motorised private transport

Indicator 4.1: Charging infrastructure

There are two alternatives for evaluating this indicator:

Alternative A: Mobility strategy for motorised private transport

The basis for the evaluation of the indicator is the existence of an overarching mobility concept that examines use-specific requirements, local conditions and goals, the usual local mobility, and the intended use of the building, as well as the need for and possibilities of efficient and environmentally friendly alternative drive technologies (electric, hydrogen drive, natural gas, etc.). It also considers the necessary charging infrastructure for the district (and in particular the building's location) and shows project-specific measures and use requirements. The concept sets reduction targets for the space and resource consumption in relation to traffic and its emissions, and uses these to determine the scale of the mobility infrastructure and mobility management measures.

- The mobility concept sets out the core objectives of reducing motorised private transport and the associated infrastructure, while increasing the appeal of sustainable ecomobility (“push and pull” principle).



- The mobility concept sets objectives to promote cycling and walking as well as the use of public transport. The target values in the concept are based on a future-oriented demand assessment, taking into account the principles of preventing unnecessary traffic and shifting necessary traffic to the most environmentally compatible means of transport possible (i.e. primarily to the “sustainable transport system” or shared means of transport, or locally emission-free means of transport). A lower proportion of motorised private transport in the modal split is strived for in comparison to neighbouring areas and similar types of spaces. The target values are also based – if available – on local targets or target values for the modal split. These local target values can, for example, be laid down in transport development plans or climate protection plans.
- Alignment with/connection to the municipal or district transport or mobility concept (if there is one)
- The target values for the distribution of traffic volume in the district and the building (modal split) are used as the basis for devising mobility management measures and dimensioning the parking facilities. When dimensioning car and bicycle parking facilities, a distinction must at least be made between parking spaces for permanent users (overnight parkers, employees, students, residents) and short-term parkers (visitors, customers). Short-term parking facilities must be accessible and available for use by the corresponding user groups. In addition, the need for parking facilities for mobility aids in the pedestrian traffic area must be assessed (walkers, pushchairs, mobility scooters, standing scooters, balance bikes).
- Illustration: Calculation of the number of bicycle parking spaces required and, where applicable, spaces for mobility aids, along with the maximum number of car parking spaces
- Illustration: Textual and graphical depiction of the route connections (including, in particular, barrier-free route connections) and intersections of all modes of transport, as well as connections to the surrounding road and path network with distances measured in metres up to the street boundary
- Illustration: Prerequisites regarding the existing technical infrastructures (e.g. capacity of the electricity grid)

Variant B: Infrastructure for motorised private transport without mobility strategy

A preliminary setup of charging infrastructure for at least 10% of parking spaces for use by external charging providers can be considered as the lowest evaluation level. Preliminary setup means: Installation of the empty conduit from the power distribution room to the parking space but not including the charging point, taking into account the grid connection capacity required for the fully fitted-out system.

The proportion of available charging stations at the realised car parking spaces at the building is evaluated. The EPBD serves as a reference framework which, amongst other things, requires non-residential buildings with more than 20 parking spaces to have charging points or relevant cabling infrastructure in place by 2027 (see link: EPBD Appendix C). Equivalent legislation can also be taken into account. An assessment can only be made if it can be demonstrated that the electric vehicles are charged using green electricity. Exceptions are permitted with justification. Credible evidence is required (e.g. in the form of existing long-term delivery contracts).

Indicator 5: Mobility sharing

This indicator evaluates the availability of rental systems within walking distance of the building and whether internal processes are in place to promote carpooling among the building's users.



APPENDIX B – DOCUMENTATION

I. Required documentation

The following documentation is required to verify the proposed evaluation result. The submitted supporting documents must be used to plausibly and comprehensively document the scores selected for the individual indicators. Alternative evidence may be provided in accordance with the system basics.

Indicator 1: Pedestrians

- Floor plan with explanation
- Plans and house rules
- Photo documentation
- Floor plan excerpt showing the entrance situation

Indicator 2: Cycling

- Evidence of number of bicycle parking spaces/floor plan
- Photo documentation
- Alternative methods: Result of the user satisfaction analysis on cycling and confirmation from the certifying organisation recognising the method used

Indicator 3: Public transport

- Connectivity: Timetables and site plan showing the location of stops
- Public transport services: Appropriate documentation evidencing support programmes, screenshots, photo documentation

Indicator 4: Motorised private transport

- Promotion of alternative drive technologies: Mobility strategy, evidence of the number of charging stations/-preliminary setups
- Evidence of green electricity agreement
- Mobility concept taking into account the requirements for its content

Indicator 5: Mobility sharing

- Vehicle sharing and carpooling: Screenshots, site plan showing the locations of mobility sharing services



APPENDIX C – LITERATURE

I. Version

Change log based on Version 2026

PAGE	EXPLANATION	DATE
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II. Literature

- Guideline no 593 of the Chamber of Architects of Baden-Württemberg (Administrative regulation of the Ministry of Transport and Infrastructure on the provision of required parking spaces (VwV Stellplätze) dated 28 May 2015 – AZ: 41– 2600.0-13/187) (https://www.akbw.de/fileadmin/download/dokumenten_datenbank/AKBW_Merkblaetter/Baurecht_Planungsrecht/Merkblatt593-VWV-Stellplaetze2015.pdf, 17 June 2019)
- Sustainable Development Goals Icons, United Nations/globalgoals.org
- Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024 on the energy performance of buildings (recast) (Directive – EU – 2024/1275 – EN – EUR-Lex)

Annexes

- Annex A:** Guideline on recertification
- Annex B:** Overview of key metrics EU taxonomy
- Annex C:** Overview of key metrics

Overview of key metrics EU taxonomy

		General requirements					
		Climate change mitigation	Climate change adaptation	Sustainable use and protection of water and marine resources	Transition to a circular economy	Pollution prevention and control	Protection and restoration of biodiversity and ecosystems
Tabelle 1: Mapping of requirements for acquisition and ownership & Buildings In Use							
DGNB criteria							
 Environmental quality							
Climate action and energy	ENV1-B	● ●					
Water	ENV2-B						
Resource management	ENV3-B						
Biodiversity management at the site	ENV4-B						
 Economic quality							
Operating costs	ECO1-B						
Risk management and long-term asset value	ECO2-B		● ●				
Procurement and operations	ECO3-B						
 Socio-cultural and functional quality							
Indoor comfort	SOC1-B						
User satisfaction	SOC2-B						
Mobility	SOC3-B						

- The DNSH requirement of the EU taxonomy can be met via this criterion.
- The EU taxonomy requirement to make a substantial contribution can be met via this criterion.

Mapping of requirements for acquisition and ownership & Buildings In Use

Table 2 | Part 1:
Fulfillment of the EU taxonomy requirements using the DGNB criteria

EU taxonomy requirements	DGNB criterion indicator	Points	Additional evidence
Minimum social requirements	-	-	<ul style="list-style-type: none"> - Description of how due diligence obligations are embedded in corporate guidelines - Description of processes for meeting due diligence obligations - Corporate statement/written confirmation that no breaches have occurred <p><i>For further, more detailed guidance on evidence, please refer to the requirements catalogue for ESG verification under the EU taxonomy for acquisition and ownership</i></p>
Substantial contribution to climate change mitigation	Criterion: ENV1-B Indicator: 3.1 5.1	min. 15 points min. 20 points	<p>For buildings where the application for building approval was submitted after 31 December 2020 and the gross floor area is > 5000 m²:</p> <ul style="list-style-type: none"> - Blower door test and thermographic measurement - Calculation of the life-cycle global warming potential
Substantial contribution to climate change adaptation	Criterion: ENV2-B Indicator: 1.2.1 1.3 1.4	min. 20 points min. 10 points min. 10 points	<p>If an adaptation measure is defined as an economic activity within the EU taxonomy, evidence must be provided to demonstrate actual compliance</p>

Table 2 | Part 2:
Fulfillment of the EU taxonomy requirements using the DGNB criteria

EU taxonomy requirements	DGNB criterion indicator	Points	Additional evidence
DNSH, climate change mitigation	Criterion: ENV1-B Indicator: 5.1	min. 20 points	<p>Description of the building's use to confirm that it is not used for the extraction, storage, transport or production of fossil fuels.</p>
DNSH, climate change adaptation	Criterion: ENV2-B Indicator: 1.2.1 1.3	min. 20 points min. 10 points	

Overview of key metrics

The following table shows the key metrics that can be recorded in the DGNB System for Buildings In Use, alongside a comparison with the PAI indicators for real estate investments (as per SFDR), the RICS ESG data list for property valuations, the German Property Federation's (ZIA) KPI list and DIN SPEC 91475.

Table 1: Overview of key building metrics for buildings in use with comparison

Criterion	Data point	Unit	DIN Spec 91475 UID	PAI	RICS	ZIA
General information	Period under review	MM/YYYY-MM/YYYY	BD.BPE.001			
	Energy performance certificate type		SD.ENP.001	x	x	x
	Energy performance certificate: Primary energy consumption		SD.ENP.004	x		x
	Energy performance certificate: Primary energy demand		SD.ENP.005	x		x
	Energy performance certificate: Validity		SD.ENP.002		x	x
	Energy performance certificate: Energy class	[Class]	SD.ENP.007	x	x	
	Net floor area according to DIN 277	m ²	SD.FLA.002			
	Gross floor area according to DIN 277		SD.FLA.001			x
	Usable floor area		SD.FLA.009	x	x	x
	Net floor area		SD.FLA.010	x		x
	Year of construction		SD.ODA.003	x		x
	EU taxonomy-compliant according to DGNB ESG verification for the EU taxonomy	[Yes/no]			x	x
	DGNB System Version				x	
	Certificate system		SD.NHK.002		x	
	Certificate version		SD.NHK.003		x	
	Certification year	DD/MM/YY YY	SD.NHK.004		x	
	Validity of certificate		SD.NHK.005		x	
	Level of certification attained		SD.NHK.006		x	
Certification performance index						
ENV1-B	Total greenhouse gas emissions from operation	kgCO ₂ eq	BD.THG.005	x	x	x
	Greenhouse gas emissions in assessment scope "building operation"	kgCO ₂ eq		x	x	x
	Greenhouse gas emissions from use	kgCO ₂ eq		x	x	x
	Greenhouse gas emissions from refrigerants	kgCO ₂ eq		x	x	x
	Total final energy consumption	[kWh/a]			x	x
	Primary energy consumption	[kWh/a]		x		
	Amount of renewable energy generated at the site	[kWh/a]				
	Amount of energy fed into the grid	[kWh/a]				
	Degree of self-usage of energy	[%]			x	
	Area usable for solar installation on roof and outdoor surfaces	[m ²]	SD.FLA.017			
	Area used for solar installation on roof and outdoor surfaces	[m ²]	SD.FLA.020			
	Realised fraction of solar renewable potential	[%]	SD.FLA.021			
	Climate action roadmap available	[Yes/no]			x	
	Financing concept for decarbonisation available	[Yes/no]			x	
	Recognised CO ₂ benchmark not met	[Yes/no]			x	

ENV2-B	Drinking water consumption	m ³ /a	BD.WAS.006			
	Use of grey water	[Yes/no]	BD.WAS.007			
	Use of rainwater	[Yes/no]	BD.WAS.009			
	Water stress indicator	%				
ENV3-B	Waste production during operation: Facilities provided for waste sorting	[Yes/no]				
ENV4-B	Biodiversity-promoting area (species-rich and native)	[m ²]				
	Green space	[m ²]				
	Area of intensive roof greening (substrate height > 50 cm)	[m ²]	GD.BIO.002. NNN			
	Area of semi-intensive roof greening (subst. height 12–50 cm)	[m ²]	GD.BIO.002. NNN			
	Area of extensive roof greening (substrate height < 12 cm)	[m ²]	GD.BIO.002. NNN			
	Area of vertical greening	[m ²]	GD.BIO.005. NNN			
	Proportion of green space on the plot area	%		x		
	Proportion of non-green space on the plot area	%		x		
	Proportion of biodiversity-promoting area in the outdoor space	%				
	The open spaces are managed ecologically (for min. 3 years).	[Yes/no]				
ECO1-B	Operating costs	€/a				
ECO2-B	A screening and risk and vulnerability analysis of the physical climate risks was conducted.	[Yes/no]	SE.NAG.010		x	
	There are measures and/or plans created/ validated by experts for reducing the climate risks identified.	[Yes/no]	SE.NAG.011		x	
	Climate adaptation measures have been implemented in that adaptation solutions a) have been planned and put into operation b) have been designed and prepared for implementation.	[Yes/no]			x	
	Climate resilience in collaboration: Measures and plans for climate resilience have been reviewed for consistency with other initiatives and environmental safety and are aligned with existing climate adaptation measures.	[Yes/no]	SE.NAG.012			
	Vacancy rate	[%]	SD.ODA.009			
	Absolute greenhouse gas emissions saving from measure(s) in the assessment scopes “operation” and “use”	kgCO ₂ eq				
	Investment costs in measures for reducing greenhouse gas emissions in the assessment scopes “operation” and “use”	€				
	Avoidance factor AIF of the transition plan	kg CO ₂ eq/€				
Financing plan for the transition plan available	[Yes/no]					
ECO3-B	Green lease in place	[Yes/no]			x	
SOC3-B	Proportion of charging stations at the realised parking spaces	%			x	
SOC3-B	Good connection to public transport	[Yes/no]				

Literature

- DIN Spec 91475: ESG – Data Point Initiative for the ecological analysis of Real Estate; with digital annex
- Principal Adverse Impact (PAI): Indicators for investments in real estate assets from COMMISSION DELEGATED REGULATION (EU) 2022/1288
https://eur-lex.europa.eu/eli/reg_del/2022/1288
- RICS: [ESG data list for real estate valuations](#)
- ZIA KPI list <https://zia-deutschland.de/kpi-liste/>