

Developing our portfolio responsibly

	Unit	Germany		Poland		GRI
		2023	2022	2023	2022	
Portfolio overview³						
Units portfolio ⁴	number	84,682	86,914	2,417	1,153	
Floor space portfolio ⁴	sqm	5,070,247	5,203,677	108,160	50,639	
Share of administrative units in total portfolio ⁵	%	0.5	0.6	0.6	0.4	
Floor space for administrative activities ⁵	sqm	25,900	29,900	630	185	
Residential units ⁶	number	83,567	85,362	2,366	1,134	
Floor space residential units ⁶	sqm	5,058,649	5,033,939	102,347	48,830	
Average apartment size	sqm	60.5	59.0	43.3	43.1	
Net actual rent (residential units)	EUR/sqm	5.71	5.64	13.00	12.80	2-6
Vacancy (residential units)	%	4.0	4.4	6.7	35.5	
Gross Asset Value (GAV, total) ⁷	EUR m	5,442.9	6,328.8	1,131.5	1,152.6	
Investments - modernisation (Capex)	EUR m	86.1	86.6	-	-	
thereof energetic refurbishment	EUR m	20.0	22.5	-	-	
Investments - maintenance	EUR m	39.7	37.1	-	-	
Investments in new-built flats for rent	EUR m	-	-	63.7	137.2	
Energy efficiency categories in residential portfolio based on energy efficiency certificates⁸						
Energy efficiency level A+ (< 30 kWh/sqm a)	%	0.1	0.1	-	-	
Energy efficiency level A (30 to < 50 kWh/sqm a)	%	3.4	4.2	-	-	
Energy efficiency level B (50 to < 75 kWh/sqm a)	%	23.5	23.6	93.0	61.9	
Energy efficiency level C (75 to < 100 kWh/sqm a)	%	35.0	34.6	7.0	38.1	
Energy efficiency level D (100 to < 130 kWh/sqm a)	%	18.3	18.1	-	-	
Energy efficiency level E (130 to < 160 kWh/sqm a)	%	9.5	9.4	-	-	CRE8
Energy efficiency level F (160 to < 200 kWh/sqm a)	%	7.2	7.0	-	-	
Energy efficiency level G (200 to < 250 kWh/sqm a)	%	2.5	2.5	-	-	
Energy efficiency level H (> 250 kWh/sqm a)	%	0.5	0.5	-	-	
Average energy efficiency (energy certificates)	kWh/sqma	109.8	109.1	70.2	70.4	

³ Non-residential units account for approximately 1.3% of the portfolio in Germany (Poland: approx. 2.2% in the rental portfolio). The portfolio data for the Poland region generally only refer to the rental portfolio.

⁴ Comprises all rental units: Residential units, commercial units (within the residential portfolio) and other (commercial properties, serviced apartments).

⁵ Comprises the space used for own administrative activities.

⁶ Comprises residential properties (excluding acquisitions, commercial, other).

⁷ Including flats for sale.

⁸ Comprises for Germany demand certificates (approx. 11%) and consumption certificates (approx. 89%). Not included are properties for which no energy certificate is required (such as listed buildings) as well as non-residential buildings (in total approx. 10% of the total portfolio) and properties sold in 2023.

Energy Balance

in MWh (unless otherwise stated)	Business operations ⁹		Portfolio (absolute) ¹⁰		Portfolio (Like-for-Like) ¹¹		GRI
	2022	2021	2022	2021	2022	2021	
Energy consumption							
Energy consumption in total portfolio (heat and electricity)	7,578	5,966	614,749	656,455	611,463	641,490	
thereof renewable	1,015	600	6,551	4,714	4,237	25	
renewable share (%)	13.4	10.1	1.1	0.7	0.7	0.004	
Direct energy consumption	5,830	5,366	290,732	316,736	290,544	310,827	
Stationary combustion	n.a.	n.a.	290,732	316,736	290,544	310,827	
Natural gas	n.a.	n.a.	286,433	312,186	286,246	306,278	
Heating oil	n.a.	n.a.	4,299	4,550	4,299	4,550	
Mobile combustion (fleet)	5,830	5,366	-	-	-	-	
Diesel	4,586	4,319	-	-	-	-	302-1
Petrol	1,244	1,046	-	-	-	-	302-2
Indirect energy consumption	1,749	600	324,018	339,719	320,919	330,662	
District heating	383	n.a.	314,733	330,883	311,838	322,034	
thereof renewable	6	n.a.	6,468	4,688	4,212	n.a.	
renewable share (%)	1.5	n.a.	2.1	1.4	1.4	n.a.	
Electricity for heat supply	n.a.	n.a.	206	206	206	206	
General electricity	1,366	600	9,079	8,630	8,875	8,423	
thereof renewable	1,010	600	83	25	25	25	
renewable share (%)	73.9	100.0	0.9	0.3	0.3	0.3	
Energy intensity in total portfolio ¹² (heat and electricity Germany, kWh/sqm)	n.a.	n.a.	136.6	143.5	136.5	144.0	302-3 CRE3

⁹ Includes consumption data for business operations in Germany (own vehicle fleet, green electricity for large office locations) and Poland (own vehicle fleet, electricity and heat consumption at office locations).

¹⁰ This value refers to the heat consumption in the entire portfolio (2022 portfolio excluding condominiums and sales properties) as well as the proportionate electricity consumption for the generation of heating energy in Germany. A total of 78,750 units or around 91% of the 2022 portfolio were included. 2022 heat consumption for the rental portfolio in Poland (approx. 1,150 units) was also included. The renewable share refers to the suppliers' reported share of the district heating mix. The calculation is based on actual consumption, for properties without consumption data supplemented by extrapolations, e.g. via energy performance certificates. The breakdown is based on the energy source for heating energy.

¹¹ The like-for-like consideration includes around 91% of the total portfolio in Germany 2022 and takes into account portfolio changes.

¹² The average consumption value is shown, determined on the basis of actual heat consumption values in the entire portfolio in Germany (2022 portfolio without condominium owners' and sales properties, adjusted for vacant space, with pro rata consideration of general electricity (see footnote 10).

Carbon footprint

in t CO ₂ e (unless otherwise stated)	Business operations		Portfolio (absolute)		Portfolio (Like-for-Like) ¹³		GRI
	2022	2021	2022	2021	2022	2021	
Greenhouse gas emissions							
Total emissions (Scope 1-3)	5,498	2,425	133,949	140,269	131,378	138,715	
Scope 1: Direct emissions ¹⁴	1,965	1,586	59,235	64,500	59,197	64,177	
Emissions from stationary combustion	n.a.	n.a.	59,235	64,500	59,197	64,177	
Natural gas	n.a.	n.a.	58,036	63,241	57,999	62,918	305-1
Heating oil	n.a.	n.a.	1,199	1,259	1,199	1,259	
Emissions from mobile combustion (fleet) ¹⁵	1,965	1,586	-	-	-	-	
Diesel	1,481	1,268	-	-	-	-	
Petrol	485	318	-	-	-	-	
Scope 2: Indirect emissions total ^{16,14}	2,705	n.a.	73,479	75,014	72,181	74,539	
Scope 2: Indirect emissions from purchased energy (market based)	2,705	n.a.	37,527	36,797	36,613	36,651	
District heating	1,663	n.a.	37,394	36,797	36,613	36,651	
General electricity	1,042	n.a.	133	-	-	-	
Tenant electricity for heat supply	-	n.a.	-	-	-	-	305-2
Scope 2: Indirect emissions from purchased energy (location based)	n.a.	n.a.	35,952	38,217	35,568	37,888	
District heating	n.a.	n.a.	32,212	34,674	31,845	34,365	
General electricity	n.a.	n.a.	3,656	3,461	3,639	3,440	
Tenant electricity for heat supply	n.a.	n.a.	84	82	84	82	
Scope 3: Indirect emissions along the value chain ^{17,18}	827	839	1,235	755	n.a.	n.a.	
(Cat. 1) Emissions from purchased goods, services and capital goods	n.a.	n.a.	1,235	755	n.a.	n.a.	
New construction	-	-	1,235	755	n.a.	n.a.	305-3
(Cat. 6) Emissions from business travel	-	-	-	-	-	-	
(Cat. 7) Emissions from employee commuting	827	839	-	-	-	-	
Emission intensity of total portfolio (heat and electricity Germany, kg CO ₂ e/sqm) ¹⁹	n.a.	n.a.	29.4	30.5	29.3	30.6	GRI 305-4 CRE3

¹³ The like-for-like consideration includes around 91% of the total portfolio in Germany 2021 and takes into account portfolio changes.

¹⁴ Scope 1 and 2 portfolio: The emissions refer to the heat and proportionate electricity consumption for heat generation in the entire portfolio in Germany (2022 portfolio without condominium and sales properties, adjusted for vacant space). Included were a total of 78,750 units or around 91% of the 2022 portfolio (as we only use around 0.5% of our total property space for our administrative activities, we do not differentiate here between our self-used and the rental space). Also included in 2022 was the heat consumption for the rental portfolio in Poland (approx. 1,150 units). Both the location-based and the market-based method were used for the Scope 2 calculation in the German portfolio (the market-based method is preferred if it is available). The market-based method was used for the Scope 2 calculation in the Polish portfolio; the Scope 2 emissions according to the location-based method are 952 tons of CO₂e. CO₂ emission factors of the suppliers and the Environmental Agencies were used to calculate the emissions.

¹⁵ Scope 1 business operations: Include emissions from own fleet in Germany and Poland. The calculation of emissions was taken from the data of the billing service providers.

¹⁶ Scope 2 business operations: Electricity consumption was recorded at the largest TAG office locations in Germany. Due to the use of 100% certified green electricity, this electricity consumption can be considered emission-free. For the Scope 2 calculation, the market-based method was used; the Scope 2 emissions according to the location-based method are 3,369 tonnes of CO₂e. CO₂ emission factors of the suppliers were used.

¹⁷ Scope 3 business operations: This includes business travel by Deutsche Bahn (German Railways). Thanks to the use of 100% green electricity in long-distance and local transport and the compensation of indirect emissions from 2021, the rail journeys by TAG employees in Germany are emission-free (Cat. 6). Additionally, the average emissions from commuting by employees were calculated (extrapolation from employee survey 2022; Cat. 7).

¹⁸ Scope 3 portfolio: Here, first indirect emissions from the upstream chain (from purchased materials) in new construction (rental) were recorded (Cat. 1). In the future, an expansion of Scope 3 reporting is planned.

¹⁹ This value refers to the heat and pro rata electricity consumption (for heat generation) in the entire portfolio in Germany (2022 portfolio without WEG and sales properties, adjusted for vacant space for properties with consumption data; see footnote 14).

	Unit	Germany		Poland		GRI
		2022	2021	2022	2021	
Water and waste water of portfolio²⁰						
Water consumption	cbm	3,287,451	2,718,581	29,678	5,866	303-5
Water intensity	cbm/sqm	1.02	0.91	1.18	0.61	

²⁰ An analysis portfolio of 55,843 units or approx. 64% of the total portfolio in Germany was evaluated for 2022 (2021: 52,700 units or approx. 60% of the total portfolio). For Poland, the consumption of the rental properties in 2022 was recorded (2021: consumption during the year (six months) of the rental properties). The values were adjusted for vacant space.

	Unit	Germany (total)		Germany (Like-for-Like)		Poland		GRI
		2023	2022	2023	2022	2023	2022	
Waste								
Waste in offices ²¹	tons	21	25	n.a.	n.a.	236	380	306-2
- thereof paper/cardboard (recycling)		21	25	n.a.	n.a.	10	21	
Waste in portfolio ²²								
Total amount of non-hazardous waste	cbm	310,885	296,115	307,825	296,115	28,998	4,848	
- thereof residual waste	cbm	152,301	146,730	150,966	146,730	25,833	1,769	
- thereof packaging (recycling)	cbm	84,304	79,997	83,518	79,997	n.a.	1,856	
- thereof paper/cardboard (recycling)	cbm	61,082	57,484	60,506	57,484	3,165	1,223	
- thereof organic waste (recycling)	cbm	13,199	11,904	12,836	11,904	-	-	

²¹ For business operations in Germany, only the quantity of paper at large office locations that is returned to the paper cycle via external service providers is currently evaluated. Other waste quantities from own administrative locations are included in the waste quantities for the portfolio. The figures for Poland include the waste volumes for the ROBYG Vantage Group's business operations and are based on waste certificates, waste collection contracts and self-declarations from external service providers.

²² The waste quantities are indicated in cbm. This figure for Germany is derived from the number and volume of bins set up and from the emptying cycle. It includes 73,100 units for 2023 (2022: around 72,500 units) with waste management by internal and external service providers. The like-for-like consideration refers to around 72,500 units in Germany. The data for the Poland region include the waste volumes for the rental portfolio and are based on waste records, waste collection contracts and self-declarations by external service providers..

	Unit	Germany		Poland		GRI
		2023	2022	2023	2022	
Outdoor facilities						
Green spaces ²³	sqm	3,000,000	3,000,000	20,415	5,837	304-3
thereof areas with high biodiversity (flowering meadows)	sqm	45,100	42,300	11,960	3,124	
Trees ²⁴	number	41,822	43,121	186	51	
Tenant gardens ²⁵	number	3,120	1,720	134	87	
Playgrounds	number	272	311	5	2	
Proportion of sealed outdoor facilities	%	29.4	29.0	71.0	33.0	

²³ Comprises the managed green space in the overall portfolio in Germany as well as the green space created as part of the new construction projects (rental) in Poland.

²⁴ Comprises the entire tree population in the German portfolio (tree cadastre) as well as newly planted trees in the Polish rental portfolio as part of the new construction projects.

²⁵ Includes tenant gardens in Germany that are directly assigned to a rented unit. In addition, further tenant gardens can be rented separately.