

Developing our portfolio responsibly

	Unit	Germany		Poland		GRI
		2022	2021	2022	2021	
Portfolio overview³						
Units portfolio ⁴	number	86,914	87,576	1,153	368	
Floor space portfolio ⁴	sqm	5,203,677	5,263,883	50,639	15,416	
Share of administrative units in total portfolio ⁵	%	0.6	0.5	0.4	-	
Floor space for administrative activities ⁵	sqm	29,900	27,200	185	-	
Residential units ⁶	number	85,362	86,325	1,134	361	
Floor space residential units ⁶	sqm	5,033,939	5,101,753	48,830	14,536	
Average apartment size	sqm	59.0	59.1	43.1	40.3	
Net actual rent (residential units)	EUR/sqm	5.64	5.55	12.80	10.42	2-6
Vacancy (residential units)	%	4.4	5.4	35.48	4.2	
Gross Asset Value (GAV; total) ⁷	EUR m	6,328.8	6,387.4	1,152.6	347.9	
Investments - modernisation (Capex)	EUR m	86.6	68.1	-	-	
thereof energetic refurbishment	EUR m	22.5	-	-	-	
Investments - maintenance	EUR m	37.1	38.8	-	-	
Investments in new-built flats for rent	EUR m	-	-	137.2	177.9	
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)	%	4.2	4.6	-	-	
Energy efficiency level B (50 to < 75 kWh/sqm a)	%	23.6	22.3	61.9	85.0	
Energy efficiency level C (75 to < 100 kWh/sqm a)	%	34.6	35.1	38.1	15.0	
Energy efficiency level D (100 to < 130 kWh/sqm a)	%	18.1	18.0	-	-	
Energy efficiency level E (130 to < 160 kWh/sqm a)	%	9.4	9.8	-	-	CRE8
Energy efficiency level F (160 to < 200 kWh/sqm a)	%	7.0	7.1	-	-	
Energy efficiency level G (200 to < 250 kWh/sqm a)	%	2.5	2.5	-	-	
Energy efficiency level H (> 250 kWh/sqm a)	%	0.5	0.6	-	-	
Average energy efficiency (energy certificates)	kWh/sqma	109.1	111.1	-	72.6	

³ Non-residential units account for approximately 1.8 % of the portfolio in Germany (Poland: approx. 1.6 % 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 in Germany for own administrative activities.

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

⁷ Including flats for sale

⁸ Comprises 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. 9 % of the total portfolio) and properties sold in 2022.

Energy Balance

in MWh (unless otherwise stated)	Business operations ⁹		Portfolio (absolute) ¹⁰		Portfolio (Like-for-Like) ¹¹		GRI
	2021	2020	2021	2020	2021	2020	
Energy consumption							
Energy consumption in total portfolio (heat and electricity)	5,966	4,890	656,455	694,202	653,261	688,068	
thereof renewable	600	n.a.	4,669	25	25	25	
renewable share (%)	10	n.a.	0.7	0.004	0.004	0.004	
Direct energy consumption	5,366	4,890	316,736	337,444	315,136	335,651	
Stationary combustion	n.a.	n.a.	316,736	337,444	315,136	335,651	
Natural gas	n.a.	n.a.	312,186	331,941	310,586	330,557	
Heating oil	n.a.	n.a.	4,550	5,503	4,550	5,095	
Mobile combustion (fleet)	5,366	4,890	-	-	-	-	
Diesel	4,319	3,964	-	-	-	-	302-1 302-2
Petrol	1,046	926	-	-	-	-	
Indirect energy consumption	600	n.a.	339,719	356,758	338,125	352,416	
District heating	n.a.	n.a.	330,883	347,520	329,340	343,248	
thereof renewable	n.a.	n.a.	4,643	n.a.	n.a.	n.a.	
renewable share (%)	n.a.	n.a.	1.4	n.a.	n.a.	n.a.	
Electricity for heat supply	n.a.	n.a.	206	246	206	246	
General electricity	600	n.a.	8,630	8,992	8,579	8,922	
thereof renewable	600	n.a.	25	25	25	25	
renewable share (%)	100	n.a.	0.3	0.3	0.3	0.3	
Energy intensity in total portfolio ¹² (kWh/sqm)	n.a.	n.a.	143.5	149.7	143.6	149.8	302-3 CRE3

⁹ The 2021 value includes consumption data in Poland for business operations (vehicle fleet).

¹⁰ This value refers to the heating consumption in the entire portfolio (2021 portfolio without condominium and sales properties) as well as the proportionate electricity consumption for the generation of heating energy in Germany. A total of 80,477 units or around 92 % of the 2021 portfolio were included. 2021 heat consumption for an initial sub-portfolio in Wrocław (approx. 200 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 92 % of the total portfolio in Germany 2021 and takes into account portfolio changes.

¹² A The average consumption value is shown, determined on the basis of actual heat consumption values in the entire portfolio (2021 portfolio without condominium owners' and sales properties, adjusted for vacant space, with pro rata consideration of general electricity (see footnote 9).

Carbon footprint

in t CO ₂ e	Business operations		Portfolio (absolut)		Portfolio (Like-for-Like) ¹³		GRI
	2021	2020	2021	2020	2021	2020	
Greenhouse gas emissions							
Total emissions (Scope 1-3)	2,425	1,451	139,961	147,528	138,715	144,843	
Scope 1: Direct emissions ¹⁴	1,586	1,448	64,500	68,749	64,177	68,387	
Emissions from stationary combustion	n.a.	n.a.	64,500	68,749	64,177	68,387	
Natural gas	n.a.	n.a.	63,241	67,233	62,918	66,979	305-1
Heating oil	n.a.	n.a.	1,259	1,516	1,259	1,408	
Emissions from mobile combustion (fleet) ¹⁵	1,586	1,448	-	-	-	-	
Diesel	1,268	1,158	-	-	-	-	
Petrol	318	290	-	-	-	-	
Scope 2: Indirect emissions total ^{16, 14}	n.a.	n.a.	74,706	78,779	74,539	76,456	
Scope 2: Indirect emissions from purchased energy (market based)	n.a.	n.a.	36,797	40,038	36,651	37,743	
District heating	n.a.	n.a.	36,797	40,038	36,651	37,743	
General electricity	n.a.	n.a.	-	-	-	-	
Tenant electricity for heat supply	n.a.	n.a.	-	-	-	-	305-2
Scope 2: Indirect emissions from purchased energy (location based)	n.a.	n.a.	37,909	38,741	37,888	38,713	
District heating	n.a.	n.a.	34,365	35,037	34,365	35,037	
General electricity	n.a.	n.a.	3,461	3,606	3,440	3,578	
Tenant electricity for heat supply	n.a.	n.a.	82	99	82	99	
Scope 3: Indirect emissions along the value chain ^{17, 18}	839	3	755	n.a.	n.a.	n.a.	
(Cat. 1) Emissions from purchased goods, services and capital goods	n.a.	n.a.	755	n.a.	n.a.	n.a.	
New construction	-	-	755	n.a.	n.a.	n.a.	305-3
(Cat. 6) Emissions from business travel	-	3	-	-	-	-	
(Cat. 7) Emissions from employee commuting	839	-	-	-	-	-	
Emission intensity of total portfolio (heat and electricity) ¹⁹	n.a.	n.a.	30.5	31.5	30.5	31.5	GRI 305-4 CRE3

¹³ The like-for-like consideration includes around 92 % 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 (2021 portfolio without condominium and sales properties, adjusted for vacant space). Included were a total of 80,477 units or about 92 % of the 2021 portfolio. Also included in 2021 was the heat consumption for a first partial portfolio in Wrocław (approx. 200 units). CO₂ emission factors from the suppliers and the Federal Environment Agency were used to calculate the emissions. Note: We use around 0.6 % of the total area for our administrative activities. For this reason, we do not differentiate between internal and tenant-used space in our reporting of ecological indicators.

¹⁵ Scope 1 business operations: Include emissions from own fleet (2021 incl. 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 % green electricity, this electricity consumption can be considered emission-free.

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, 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, indirect emissions from the upstream chain (from purchased materials) in new construction (Vantage) were recorded for the first time in 2021 (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 overall portfolio (2021 portfolio without WEG and sales properties, adjusted for vacant space for properties with consumption data; see footnote 15).

	Unit	Germany		Poland		GRI
		2021	2020	2021	2020	
Water and waste water of portfolio²⁰						
Water consumption	cbm	2,718,581	856,411	5,866	n.a.	303-5
Water intensity	cbm/sqm	0.91	1.05	0.61	n.a.	

²⁰ An analysis portfolio of approx. 52,700 units or approx. 60 % of the total portfolio in Germany was evaluated for 2021 (2020: 14,500 units or approx. 17 % of the total portfolio). For Vantage in Poland, the consumption during the year (six months) of the rental properties in 2021 was recorded. The values were adjusted for vacant space.

	Unit	Germany		Poland		Like-for-Like		GRI
		2022	2021	2022	2021	2022	2021	
Waste								
Waste in offices ²¹	tons	25	36	380	n.a.	n.a.	n.a.	306-2
- thereof paper/cardboard (recycling)		25	36	21	n.a.	n.a.	n.a.	
Waste in portfolio ²²								
Total amount of non-hazardous waste	cbm	295,582	73,533	4,848	1,636	76,016	73,533	
- thereof residual waste	cbm	146,463	43,990	1,769	605	44,470	43,990	
- thereof packaging (recycling)	cbm	79,855	18,777	1,856	619	20,493	18,777	
- thereof paper/cardboard (recycling)	cbm	57,471	9,589	1,223	412	9,875	9,589	
- thereof organic waste (recycling)	cbm	11,794	1,177	-	-	1,177	1,177	

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.

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 72,500 units for 2022 (2021: calculated retrospectively for around 28,800 units) with waste management by external service providers. The like-for-like consideration refers to around 28,800 units in Germany. The data for the Poland region are based on waste records, waste collection contracts and self-declarations by external service providers.

	Unit	Germany		Poland		GRI
		2022	2021	2022	2021	
Outdoor facilities						
Green spaces ²³	sqm	3,000,000	3,000,000	5,837	8,258	304-3
thereof areas with high biodiversity (flowering meadows)	sqm	42,300	n.a.	3,124	n.a.	
Trees ²⁴	number	43,121	43,310	51	182	
Tenant gardens ²⁵	number	1,720	n.a.	n.a.	n.a.	
Playgrounds	number	311	323	2	0	
Proportion of sealed outdoor facilities	%	29	n.a.	33	n.a.	

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 in Poland.

²⁴ Includes tenant gardens in Germany that are directly assigned to a rented unit. In addition, further tenant gardens can be rented separately.

²⁵ Comprises the entire tree population in the German portfolio (tree cadastre) as well as newly planted trees in the Polish portfolio as part of the new construction projects.