

Sustainability Manager

Building X



The Building X Sustainability Manager enables portfolio owners and operators to achieve their sustainability and net-zero aspirations. With a focus on energy, emissions, waste, and water, this app offers insights into your building portfolio's environmental footprint. Seamlessly align your portfolio's performance with targets and certifications, and proactively initiate strategies to reduce carbon emissions, energy and water consumption

- Holistic Energy, Waste, and Water Assessment
- In-Depth Reporting for Carbon Emissions
- Guided Advisor for Decarbonization and Energy Reduction Measures
- Streamlined Regulatory Compliance & Reporting for All Utilities
- Efficient Utility Contract Tracking across the Board
- Strategic Benchmarking & Planning for Net-Zero Targets & Certifications
- A Unified Solution for Sustainable Growth and Positive Impact
- Analytics on energy consumption

buildingx.siemens.com

The Building X Sustainability Manager is an analytical platform crafted to create transparency on energy, carbon and water sustainability of entire building portfolios and to guide portfolio owners on their path to achieving NetZero Sustainability goals. Drawing data from utilities, third-party providers, building management systems, and cloud apps, it provides precise insights for your entire portfolio. Building X Sustainability Manager also equips you with streamlined emissions reporting, renewable energy tracking, and monitoring actual spending and usage.

Sites/Portfolio: Overview

Sustainability Manager provides an overview of the entire building portfolio, a breakdown of the portfolio such as by building type, business segment, or country.

Name	Country	Address	Building type	Business segment	Area (sqft)
Ellis-Marsh	Canada	1930 Maynard Rd SE Suite 24, T2E 6J...	Manufacturing/Industrial	Manufacturing/Industrial	196,359.44
Perez-Taylor	Germany	De-Saint-Exupéry-Straße 5-7, 60549 F...	Office	Office	83,315.26
Boyer, Lucas and Lopez	Netherlands	Van Deventerlaan 31, 3528 AG Utrech...	Manufacturing/Industrial	Manufacturing/Industrial	156,791.23
Newman-Bryan	Finland	Intelligite II, Joukahaisenkatu 6, 2052...	Education	College/University	185,250.49
Davis and Sons	France	84 Quai Charles de Gaulle, 69006 Lyo...	Education	College/University	68,433.11
Simmons, Flores and Murphy	Austria	Siemensstraße 90, 1210 Wien, Austria...	Office	Office	106,516.19
Brown-Lindsey	India	Balewadi Gaon Road 21, 411045, Asia	Manufacturing/Industrial	Manufacturing/Industrial	1,213,170
Johnson, Garcia and Johnson	India	Pune, Maharashtra 411045, India, 41...	Manufacturing/Industrial	Manufacturing/Industrial	59,337.98
Phillips	United States	345 Woodcliff Dr, 14450, North America	Technology/Science	Laboratory	82,326.19

Utility Suppliers: Overview

Sustainability Manager provides comprehensive utility supplier management capabilities. Users can easily add and manage suppliers by selecting from an extensive global **Sustainability Manager** database and associating them with their organization. For each supplier, users can create and manage multiple supplier accounts — covering services such as electricity, natural gas, water, and more.

At the supplier account level, users can define custom emission factors based on actual electricity purchases, including supplier-specific contracts and energy mix data. This enables precise calculation of market-based emissions, aligned with reporting standards such as the GHG Protocol.

Supplier	Accounts	Medium	Supply type	Added	Website	Country	Status
Büchhoff & Vielbauer	1	Nitrogen	Utility - Tariff	10/27/2025	-	Germany	Active
Milieu Service Nederland	4	Diesel Water	Utility - Tariff	10/27/2025	-	Netherlands	Active
Eneco	2	Electricity Natural Gas	Utility - Tariff	10/27/2025	www.eneco.nl/enk	Netherlands	Active
North Tipperary County Council	2	Sewage Water	Utility - Tariff	10/27/2025	http://www.tipperarynorth.ie/	Ireland	Active
Indaver	2	Natural Gas Electricity	Utility - Tariff	10/27/2025	http://www.indaver.com	Ireland	Active
GEW Wilhelmshaven GmbH	3	Water Sewage	Utility - Tariff	10/27/2025	https://www.gew-wilhelmshaven.de/	Germany	Active
Mainova	1	Natural Gas	Utility - Tariff	10/27/2025	http://www.mainova.de/	Germany	Active
NETCUR GmbH	2	Electricity	Utility - Tariff	10/27/2025	-	Germany	Active
Fort Nox Services LTD	3	Diesel Fuel Oil No. 2	Utility - Tariff	10/27/2025	-	United Kingdom	Active
Business Stream	2	Sewage Water	Utility - Tariff	10/27/2025	www.business-stream.co.uk	United Kingdom	Active
British Gas	2	Electricity Natural Gas	Utility - Tariff	10/27/2025	https://www.britishgas.co.uk/	United Kingdom	Active
Ortec Services Environment	7	Fuel Oil No. 2 Diesel	Utility - Tariff	10/27/2025	-	France	Active

Supply Contract Management

Managing the utility supply vendors in a large building portfolio can be overwhelming. The connector to the Siemens SupplyLine tool provides an overview of all vendor contracts across the building portfolio including the contract type and expiration date, thereby supporting the procurement teams to navigate through their contracts. Active contracts can be downloaded from the platform. This feature is available for SupplyLine customers only.

Certificate	Supplier	Markets	EAC type
Certificate 2023	Solar REC LLC	United States +1	Green e REC
GEX-4235-5070	EXDemo-Other	Germany	Other
GCC-2534-0327	EXDemo-Bio gas	France	Other
EAC 2023	Solar REC LLC	Italy +4	EFEC
TRC-6239-1911	EXDemo-Other	United States	TRCs
Certificate 2022	Wind Park GmbH	Germany +1	EU GoD
GRI-7576-5792	EXDemo-Bio gas	Netherlands	Green e REC
Certificate 2023	Wind Park GmbH	Germany +2	EU GoD
Certificate 2024	Solar REC LLC	United States +1	Green e REC

Invoice Management

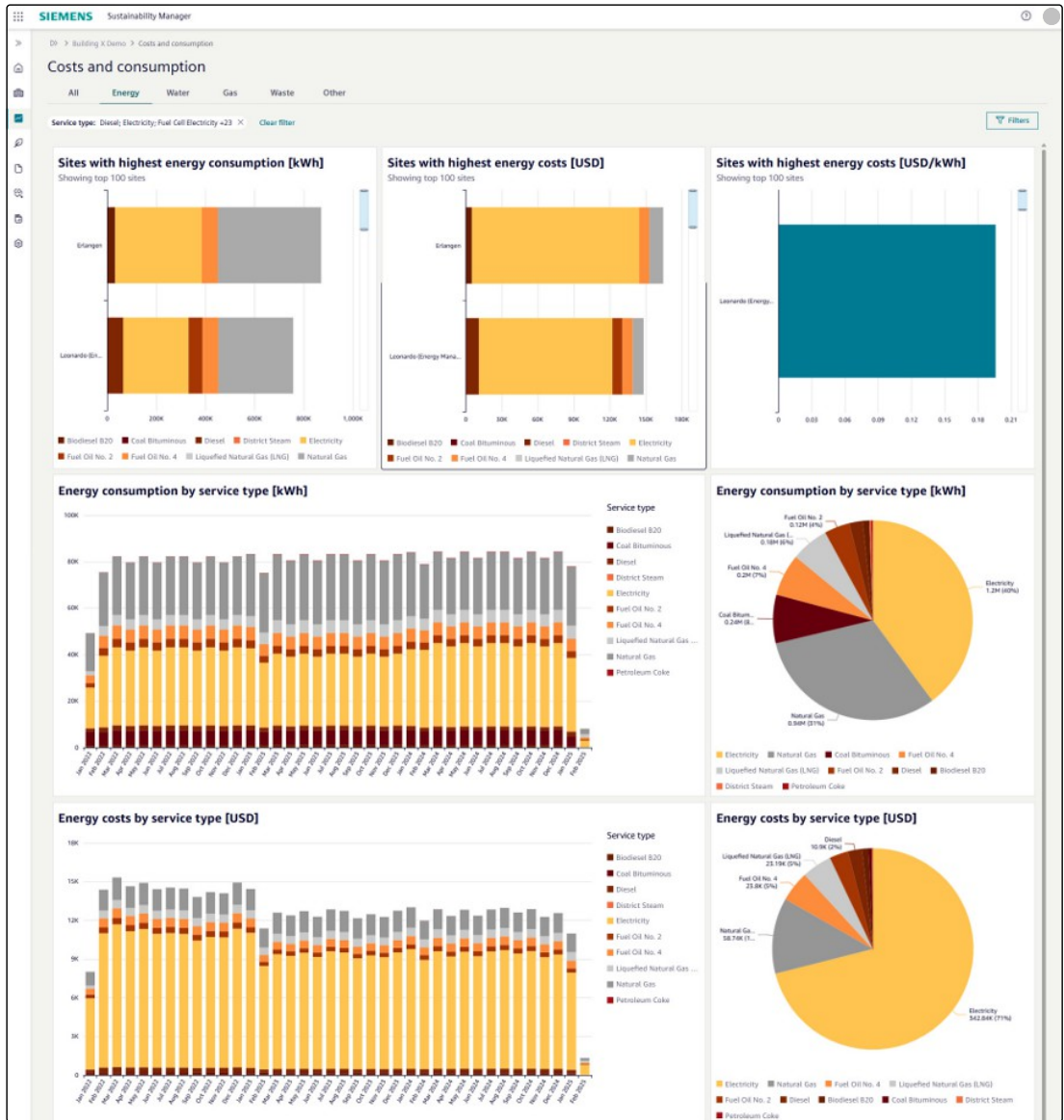
Sustainability Manager offers a unified invoice management solution, providing a single interface to manage all utility invoices. It includes centralized document storage for all PDF invoices, which can also be downloaded directly from the platform. The tool supports a wide range of service types, including electricity, various fossil fuels, district heating and cooling, water and gases. Users can input data in multiple consumption units and choose from over 40 different currencies.

Site	Supplier	Supplier account numb...	Start of invoic...	End of Invoic...	Medium	Consumption	Unit	Costs	Currency
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	01/01/2024	01/31/2024	Electricity	66,479.41	kWh	15,119.85	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	11/01/2024	11/30/2024	Electricity	66,481.47	kWh	15,120.37	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	01/01/2025	01/31/2025	Electricity	66,522.75	kWh	15,130.69	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	12/01/2024	12/31/2024	Electricity	66,046.60	kWh	15,161.67	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	12/01/2023	12/31/2023	Electricity	66,781.01	kWh	15,195.25	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	11/01/2025	11/30/2025	Electricity	67,041.7	kWh	15,260.42	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	12/01/2022	12/31/2022	Electricity	61,764.8	kWh	15,441.2	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	02/01/2022	02/28/2022	Electricity	62,360.71	kWh	15,590.10	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	03/01/2024	03/31/2024	Electricity	62,472.26	kWh	15,610.06	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	02/01/2024	02/29/2024	Electricity	62,529	kWh	15,632.25	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	02/01/2025	02/28/2025	Electricity	62,095.47	kWh	15,723.87	EUR
Apex Customer Support HQ	NETOUR GmbH	DE-NET-2408901698	10/01/2025	10/31/2025	Electricity	63,168.39	kWh	15,792.1	EUR

Cost & Consumption Analysis

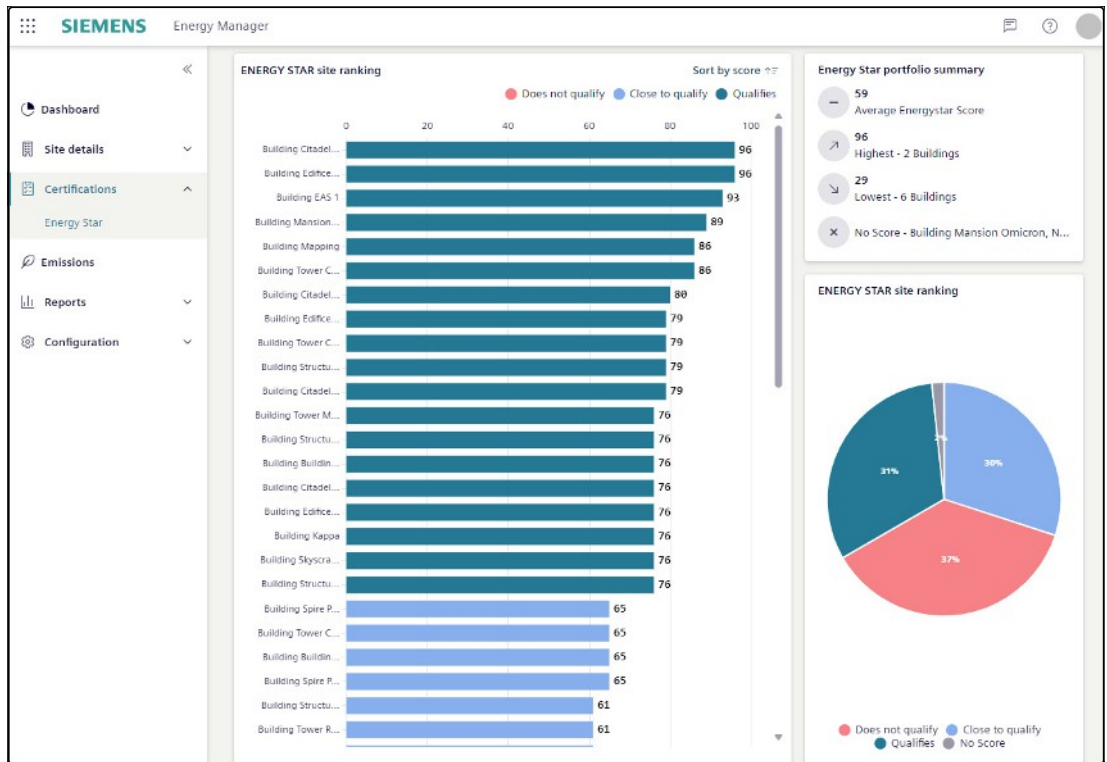
The Sustainability Manager provides full transparency into the energy, water, gas, and waste consumption and costs across entire building portfolios, helping portfolio owners improve energy efficiency and achieve their sustainability goals. It draws data from utility invoices and metered interval data systems to deliver precise, portfolio-wide insights.

To ensure comparability, the platform standardizes both consumption units and cost data. Costs from different currencies are converted into a unified currency, and users can select their preferred units and currency (for energy, water, gas, waste, and area) to customize how data is displayed in the dashboards.



Certifications: EnergyStar

Users can compare and benchmark building performance with widely accepted EnergyStar schemes and scores. Building X Sustainability Manager allows to easily connect your building portfolio with the Energy Star Portfolio Manager allowing to analyze Energy Star scores from zero to 100.

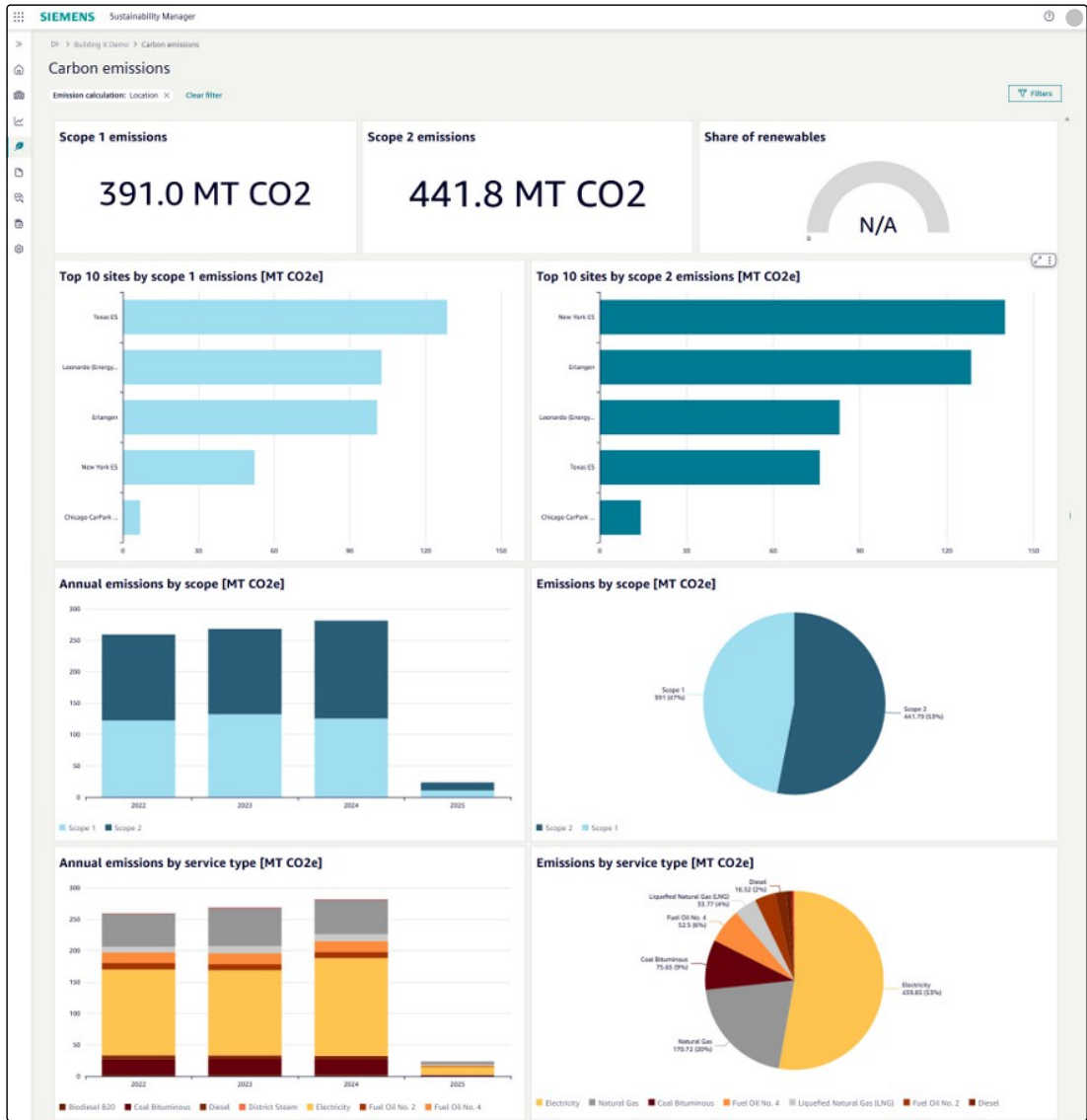


Carbon Emissions Analysis

Sustainability Manager calculates carbon emissions by both location and market-based accounting for their respective Scope 1 and 2 emissions.

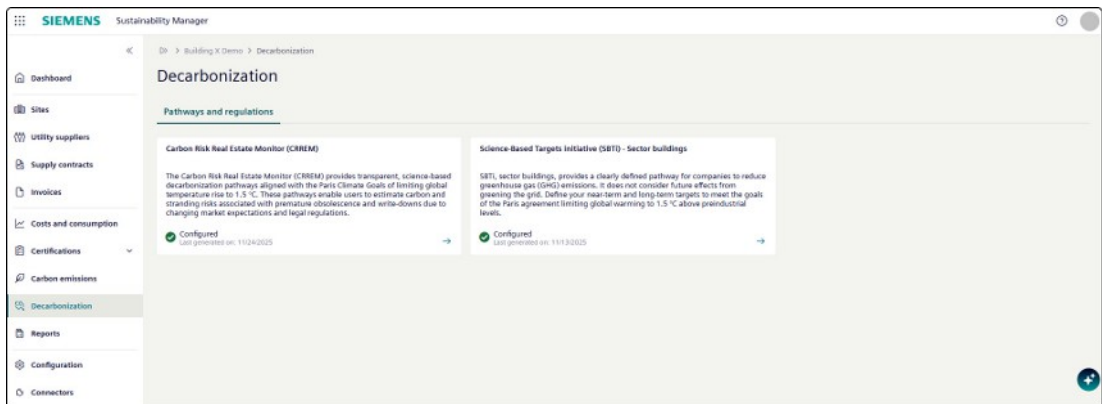
The location-based method calculates emissions based on the emissions intensity of the local grid area where the electricity usage occurs. It includes an extensive database of location-based emission factors, supporting accurate carbon calculations across global portfolios. It covers electricity emission factors from sources such as the International Energy Agency (IEA) and the US EPA eGRID, as well as emission factors for various fossil fuels and other energy types, drawing from trusted sources like EnergyStar, DEFRA, and others.

The market-based method calculates emissions based on the electricity that organizations have chosen to purchase and by taking into account additional instruments like Renewable Energy Certificates (RECs), which can be allocated to specific sites for market-based carbon emission calculations. Sustainability Manager also supports the management of vendor-specific emission factors. Users can assign emission factors based on actual energy purchases directly to consumption data linked to specific vendor accounts.



Decarbonization Management

Sustainability Manager offers a comprehensive suite of tools to help customers plan and manage the decarbonization of their building portfolios. It delivers transparency on performance against global decarbonization pathways and regulations, while providing the tools needed to create and manage efficiency projects – empowering you to effectively plan and track your decarbonization journey.



Decarbonization Target Tracking: Pathways and regulations

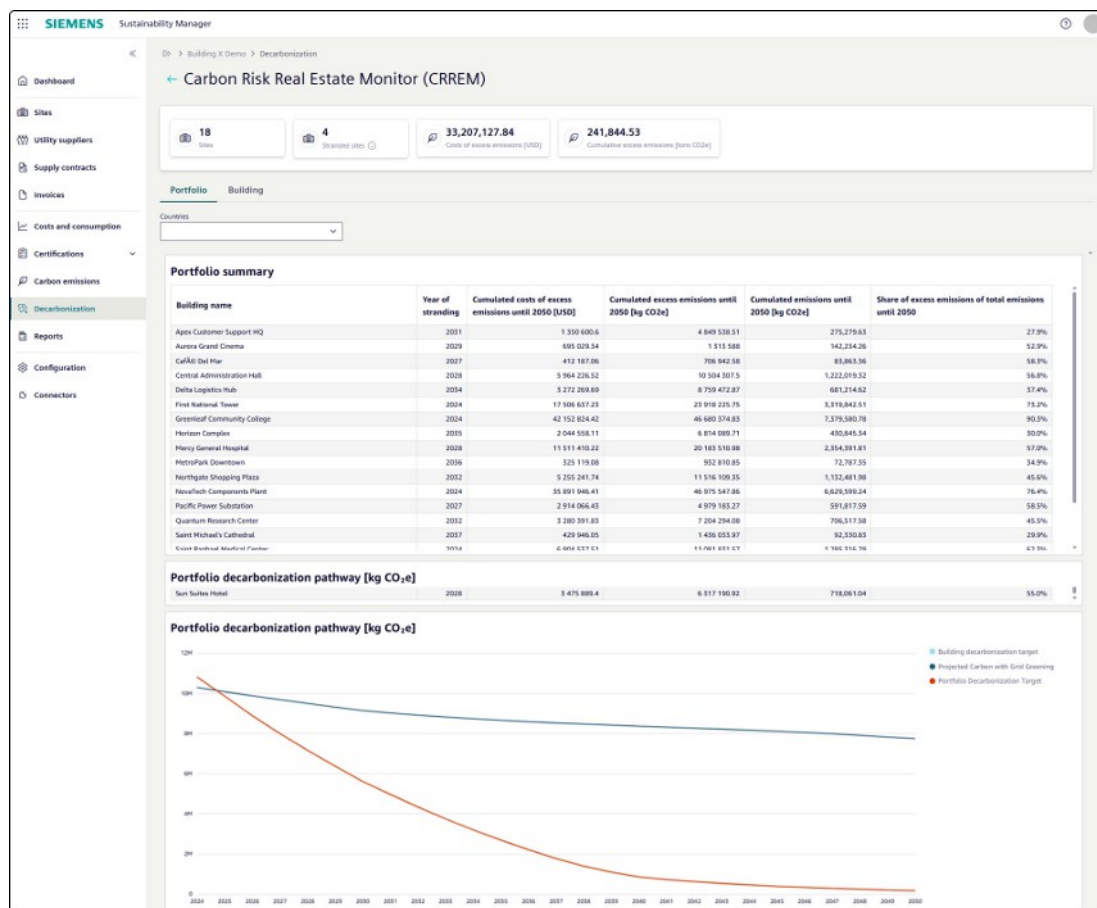
Sustainability Manager provides multiple decarbonization target tracking initiatives that enable customers to gain insights into their building sustainability and support customers reaching their net-zero goals based on deep research decarbonization methodologies

aligned with the climate goals of the UN Climate Change Conference (COP21) – The Paris Agreement. Currently, the following initiatives are implemented. Carbon Risk Real Estate Monitoring (CRREM), the most widely adopted initiative used for European buildings and Science-based Targets initiative (SBTi), and US-based New York City Local Law 97.

Carbon Risk Real Estate Monitoring (CRREM)

Helps portfolio managers and sustainability managers to better understand where the building portfolio sits against the pathway that aligns with the Paris Agreement (COP21) in a globally consistent manner. Sustainability Manager provides overviews that show

1. if individual buildings exceed the carbon emissions allowed to comply with the 1.5°C goal of the Paris Agreement,
2. in which year (until 2050) a building gets stranded, meaning its carbon emissions exceed the emissions limit according to the sector’s decarbonization target
3. the amount of excess emissions and the costs associated with the excess emissions.



Third party terms

Siemens will also provide CRREM II partners with the aggregated and anonymized results of your data and other customer data against the benchmarks (region and use type). CRREM is allowed to use such aggregated results for the purpose of: (i) refinement and internal data quality assurance (ii) marketing effort based on all aggregated and anonymized stats from all CRREM II partners. Notwithstanding reasonable efforts made by the IIÖ and CRREM II Partners to ensure accuracy of the CRREM Data, the CRREM Data is provided ‘as is’. IIÖ on behalf of the CRREM II partners do not warrant or represent, express or implied, that the CRREM Data is accurate and/or complete, free of errors and/or sufficient and/or useful for its and/or Siemens purpose.

Science-based Target initiative (SBTi)

Helps customers with building inside and outside of Europe to track their decarbonization goals by defining near-term and long-term (net-zero) emission targets. Like CRREM, this guides customers in their journey reaching 1.5°C-aligned buildings and building portfolios. Sustainability Manager provides overviews on portfolio and building level that show

1. which buildings currently exceed the carbon emissions limit according to the sector’s decarbonization targets

- the deviation of the current emissions to the base year target, near-term target, and long-term target carbon emissions limit.

New York City-based Local Law 97 (LL97)

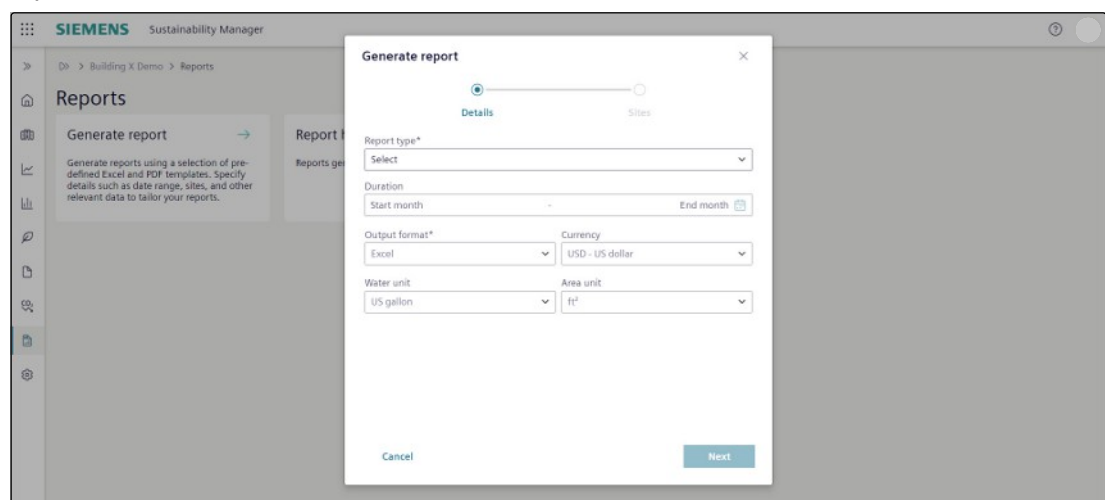
New York City enacted LL97 in 2019 as part of the Climate Mobilization Act, with the main goal of achieving carbon neutrality by 2050. Buildings in NYC larger than 25'000 square feet are required to meet new energy efficiency and greenhouse gas emissions limits as of 2024. Hence, Sustainability Manager supports all customers with NYC-based buildings to monitor their building performance against emission limits, and track penalty payments per year and building. Emissions limits and penalties can even be tracked on tenant level in Sustainability Manager, providing customers a tool that tracks which tenants exceed emissions according to the LL97 regulation.

Efficiency Projects: Plan your Decarbonization Projects

Sustainability Manager enables users to plan and monitor the decarbonization of their buildings by defining efficiency and retrofit projects. Customers can create and manage retrofit and efficiency projects by selecting measures from a library. For each project, users can define the investment costs as well as projected annual emission savings, annual cost savings, and annual energy savings. By tracking those indicators and managing its implementation status, facility and sustainability managers have full control over their retrofit projects and the impact of those projects towards reaching their net-zero target tracking targets.

Reporting

Sustainability Manager enables users to generate reports using a selection of pre-defined Excel and PDF templates. Users can create reports for Sites overview, costs & consumption, utility bill, emission factors, and GHG emission reports. Users can further specify details such as reporting period range, currency, units, sites, and other relevant data to tailor the reports.



Remote Web Access

Remotely accesses available web applications residing within the remote building automation control network at the connected site.

Accounts Application

Ability to manage users with a role-based access control. New users can be invited to access the Cloud Service and given appropriate access rights via user groups. Users can log in with two-factor authentication and manage their user account themselves. Data can be logically grouped into partitions and given access via user groups.

Data Onboarding

Data onboarding is offered as a service and tailored to the customer's provided data, customization needs, and training requirements. Multiple pathways are available for onboarding cost and consumption data:

- **Utility bill data:** Users can upload and manage their utility invoices directly within the app, either by uploading PDFs or using the provided Excel template for bulk invoice uploads. Alternatively, for selected regions, integration with Siemens' utility bill management platform NBM is available via a dedicated data connector.

- **Metered interval data sync:** Metered interval data can be synchronized with Sustainability Manager through the Energy Manager connector (requires an active Building X Energy Managersubscription).

In addition, users can directly onboard and manage supplementary data – such as renewable energy certificates – within the application. Carbon emissions and related metrics are derived using standard emission factor databases integrated into the application.

Data Hosting and Data Usage

Hosts and processes personal and non-personal data in data centers located in Europe. For information regarding processing of personal data and locations Customer may refer to the Data Privacy Terms.

Ask Building X

Ability to ask questions in different languages about Building X technical information, utilizing GenAI.

Subscription

Subscription Options

Sustainability Manager is offered in three different subscription options:

- **Sustainability Manager Essential** subscription offers basic features around invoice management, costs & consumption tracking, and basic reporting functionalities. This subscription package is exclusively available for customers in the United States that are within SEM's NBM program.
- **Sustainability Manager Standard** subscription offers the basic features around cost and consumption tracking, carbon emissions, basic reporting functionalities, and management of invoices and energy supply contracts.
- **Sustainability Manager Premium** subscription adds the ability to track your decarbonization targets according to frameworks such as CRREM and SBTi and adds energy efficiency and retrofit measures to plan the decarbonization of your portfolio.

Customers participating in SEM's NBM program will subscribe to the equivalent **SEM Sustainability Dashboard** offering – Essential, Standard, or Premium – in place of a Sustainability Manager Essential/Standard/Premium subscription.

Feature	Essential	Standard	Premium
Dashboard		X	X
Sites	X	X	X
Utility Suppliers	X	X	X
Costs & Consumption	X	X	X
Supply Contracts			
Active Contracts / Procurement Plan ¹⁾	X	X	X
Renewable Energy Certificates		X	X
Invoices	X	X	X
Certifications: Energy Star		X	X
Carbon Emissions		X	X
Decarbonization			X
Reports	X	X	X

1) Restricted to Siemens SupplyLine customers

1) Standard Subscription Plan if the customer purchases the subscription via the Siemens online store

	Sustainability Manager
Subscription tiers	Standard, Premium
Subscription metric	per building per year
Subscription term	Annually, auto-renewal

	Sustainability Manager
Billing term	Annually, payment in advance
Upscale	Effective immediately, pro-rated billing
Downscale/Cancellation	Effective with end of subscription term
Permitted Users	Unlimited, Extended Use

The Sustainability Manager subscription plan is the regular, scalable Offering for this Cloud Service. The subscription term is twelve (12) months with automatic renewal; the Cloud Service fee is paid in advance. The subscription plan can be upscaled at any time and Cloud Service fees for upscales are calculated on a pro-rated basis. The Customer can also scale down the Cloud Service effective with the end of the current subscription term. The subscription fee will be adjusted for the upcoming billing term. The Cloud Service can be cancelled any time, effective with the end of the current subscription term.

The subscription plan can be purchased per building. A volume-based building discount is available for large number of buildings.

Customer may purchase required Building Energy Management solution (e.g., Building X Energy Manager) for real-time connectivity separately. Customer may purchase required Connected Devices separately

Extended Use entitles Customer to authorize its Affiliates and third parties to access and use the Cloud Services in accordance with the rights set out in the Terms and Conditions.

2) Custom Subscription Plan

Any subscriptions that are not purchased via a Siemens online store are Custom Subscription Plans. Under a Custom Subscription Plan the details regarding functions, subscription metric, term, billing, up- and downscaling, Connected Devices as well as Permitted Users are set out in the agreement between the Customer and Siemens.

Prerequisites

Data Connectivity & Connected Devices

Our Cloud Service effortlessly integrates with your data sources using the Sustainability Manager data ingest module, enabling swift uploads of your customer and site data via predefined Excel file templates. For expanded capabilities, we offer the development and integration of custom data connectors. This service, available as a one-time solution or through ongoing support contracts, is tailored to meet your specific needs during the initial engagement. As part of our ongoing commitment, we're exploring real-time building data utilization from Building X for portfolio-level analysis. This feature, is part of our roadmap, will be evaluated on a case-by-case basis to ensure optimum value for your sustainability journey.

Supported Third-Party Software Connectivity

The Cloud Service is currently compatible with commercially available Third-Party Software. Third-Party Software Connectivity enable the Cloud Service to exchange data with Third-Party Software. A description of the available Third-Party Software connectivity is provided below.

	List of Supported Third-Party Software
Software Specific connectors	<ul style="list-style-type: none"> EnergyStar Portfolio Manager

The customer is responsible for the Third-Party Software at the site and all associated costs for the provision of the cloud service in accordance with the associated documentation for the Third-Party Software.

Web browser and Viewing Devices

Chrome is recommended to use the Cloud Service, but other standard browsers might also serve this function. Screen resolution of 1920x1080 pixels or higher is recommended for best user experience.

Internet Connection

The bandwidth of Customer's internet connection determines the performance of the Cloud Service.

Ordering

1) Ordering Standard Subscription Plan

To order the Cloud Service for the first time, Customer must request a quote from its Siemens sales representative. Customer will receive a link to the shopping cart. Customer needs to (i) choose the payment options and (ii) accept the Terms and Conditions to start using the Cloud Service. The "**Terms and Conditions**" consist of the Building Products Specific Terms, the Siemens Universal Customer Agreement, the Acceptable Use Policy, the Siemens Data Processing Terms, this Product and Service Data Sheet and any other Supplemental Terms which may be referenced in either of the mentioned documents. Customer may upgrade, downgrade, and cancel the Cloud Services directly in the Subscription Manager online store <https://subscribe.siemens.com>.

Product Documentation

1) Product Documentation under a Standard Subscription Plan

General Contractual Documents	Links
Building X - Sustainability Manager Data Sheet	www.siemens.com/buildingx/data-sheet/sustainability-manager
Supplemental Terms for Buildings	www.siemens.com/buildingx/data-sheet/supplemental-terms
General Software Terms and Cloud Supplemental Terms	https://www.siemens.com/si/cloud/terms
Base Terms International	https://www.siemens.com/si/cloud/terms
Siemens Acceptable Use Policy	https://www.siemens.com/si/cloud/terms
Minimum Terms	www.siemens.com/buildingx/data-sheet/minimum-terms
Data Privacy Terms	https://www.siemens.com/dpt/si
Data Privacy Terms Annexes Building X	https://www.siemens.com/dpt/si
EU Data Act	https://www.siemens.com/buildingx/terms

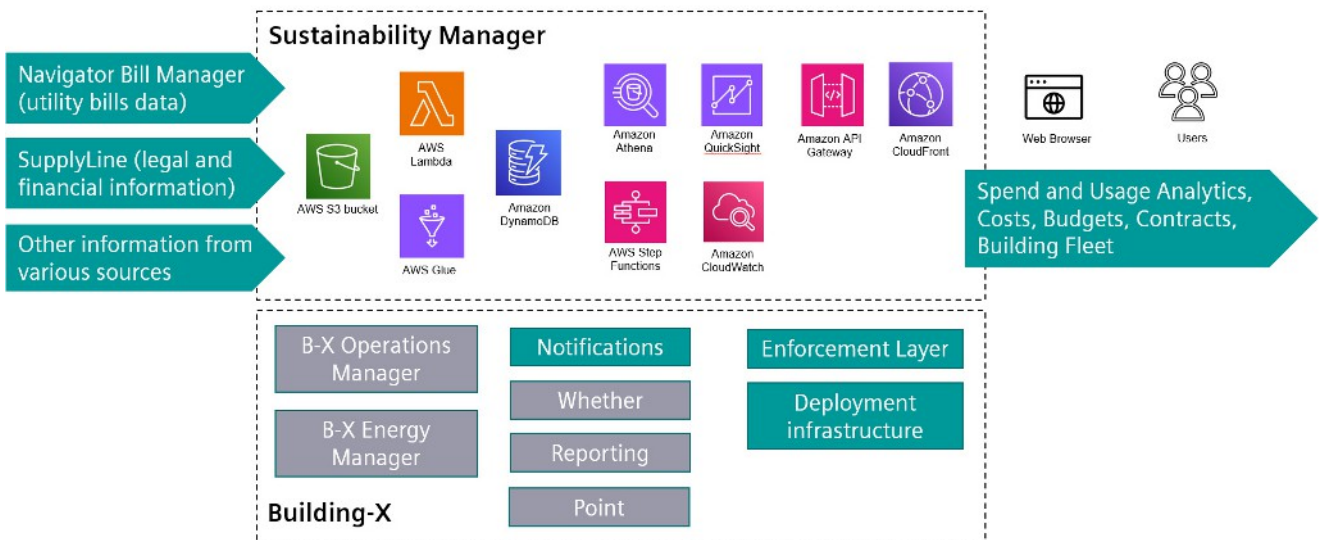
2) Product Documentation under a Custom Subscription Plan

The contractual documents and the Product Documentation are set out in Siemens' offer to the Customer.

3) Technical Documents

Technical Documentation	Link
Building X - Online help	www.siemens.com/buildingx/sid

Topology



Specific Terms

High-Risk Use

Customer acknowledges and agrees that:

- the Offerings are not designed to be used for the operation of or within a High-Risk System if the functioning of the High-Risk System is dependent on the proper functioning of the Offerings; and
- the outcome from any processing of data through the use of the Offerings is beyond Siemens' control.

Service Level Agreement

Siemens shall use commercially reasonable efforts to make the Cloud Services available for a monthly uptime percentage of ninety-eight percent (98%).

Except for:

- Planned downtime, agreed downtime, routine and emergency maintenance,
- Cyberattacks,
- the public, third party and/or customer's internet and communications networks,
- data, software, hardware, telecommunications, infrastructure, power, build-packs or net-working equipment not provided by Siemens,
- Customers and Users negligence or failure in using the Cloud Service and/or in not following the instructions of published documentation,
- system configurations and platforms not supported by Siemens,
- system administrations, action, commands and file transfers of Customer or User,
- modifications or alterations not made by Siemens,
- unauthorized access via Customer's credentials and/or
- any other failure outside of Siemens reasonable control.

Customer Support

Siemens offers helpdesk support. Customer may contact its local Siemens representative for support requests. Customers can also submit a support request online: <https://www.siemens.com/support-request>.