

# Appendix: BuildingMinds Platform Services Description

## A. General BuildingMinds Platform Services Overview

Through the BuildingMinds Platform, BuildingMinds offers various services across three key areas: data ingestion & management, reporting, benchmarking & risk analysis, and decarbonisation investment planning. The services are clustered into a core set of BuildingMinds Platform Services (“**Core Services**”) and optional BuildingMinds Platform Services. Optional services are either offered by BuildingMinds alone (“**Add-Ons**”) or in collaboration with third parties (“**Partner Extensions**”). All services require Customer cooperation and fulfilment of dependencies, as described in Section C.

The overview below identifies the available BuildingMinds Platform Services and classifies them as Core Services, Add-Ons or Partner Extensions for purposes of the relevant subscription agreement with Customer, e.g., an individual agreement for BuildingMinds Platform Services under a master services agreement, an order for BuildingMinds Platform Services, or an individually negotiated contract for BuildingMinds Platform Services (each, a “**Subscription Agreement**”).

BuildingMinds Platform Services are made available under a Subscription Agreement. The scope of BuildingMinds Platform Services may be determined either individually or, in the case of the standardised Self-service Plan ordered directly via the BuildingMinds website, by a pre-defined, fixed scope.

Where the scope is individually agreed, the BuildingMinds Platform Services provided under the Subscription Agreement include the Core Services together with any Add-Ons and Partner Extensions expressly specified in the Subscription Agreement, unless otherwise specified therein.

Where Customer subscribes to the standardised Self-service Plan, the scope is determined solely by the “Self-service Plan” column in the overview below. Services marked with a check mark (✓) are included in the Self-service Plan. Services marked with a dash (–) are not included in the Self-service Plan, even if classified as Core Services. A service’s classification as Core Service, Add-On or Partner Extension does not determine whether it is included in the Self-service Plan.



# BuildingMinds Platform Services Overview

## Data Ingestion & Management

| SERVICE ID            | SERVICE NAME                                | TYPE   | SELF-SERVICE PLAN |
|-----------------------|---------------------------------------------|--------|-------------------|
| <a href="#">DIM01</a> | Automatic utility sync                      | CORE   | –                 |
| <a href="#">DIM02</a> | Invoice extraction                          | CORE   | ✓                 |
| <a href="#">DIM03</a> | Energy certificate extraction               | CORE   | ✓                 |
| <a href="#">DIM04</a> | Digital building and portfolio twin         | CORE   | ✓                 |
| <a href="#">DIM05</a> | Data gap estimation                         | CORE   | –                 |
| <a href="#">DIM06</a> | Plausibility check and anomaly detection    | CORE   | –                 |
| <a href="#">DIM07</a> | Consumption data coverage dashboard         | CORE   | ✓                 |
| <a href="#">DIM08</a> | Data normalisation                          | CORE   | –                 |
| <a href="#">DIM09</a> | Utility consumption monitoring              | CORE   | –                 |
| <a href="#">DIM10</a> | Auditability and historization              | CORE   | –                 |
| <a href="#">DIM11</a> | Tenant consent automation & data collection | Add-On | –                 |

## Reporting, Benchmarking & Risk Analysis

| SERVICE ID            | SERVICE NAME                     | TYPE   | SELF-SERVICE PLAN |
|-----------------------|----------------------------------|--------|-------------------|
| <a href="#">RBR01</a> | Resource consumption             | CORE   | ✓                 |
| <a href="#">RBR02</a> | Operational emissions insights   | CORE   | ✓                 |
| <a href="#">RBR03</a> | ESG Reporting: GRESB             | CORE   | –                 |
| <a href="#">RBR04</a> | ESG Reporting: SFDR              | CORE   | ✓                 |
| <a href="#">RBR05</a> | ESG Reporting: EU Taxonomy       | CORE   | –                 |
| <a href="#">RBR06</a> | Bespoke reports and dashboards   | Add-On | –                 |
| <a href="#">RBR07</a> | ESG Reporting: Décret Tertiaire  | Add-On | –                 |
| <a href="#">RBR08</a> | ESG Reporting: ESG scoring grid  | Add-On | –                 |
| <a href="#">RBR09</a> | Physical/climate risk simulation | Add-On | –                 |



## Decarbonisation Investment Planning

| SERVICE ID            | SERVICE NAME                                      | TYPE   | SELF-SERVICE PLAN |
|-----------------------|---------------------------------------------------|--------|-------------------|
| <a href="#">DIP01</a> | Retrofit investment prioritization                | CORE   | –                 |
| <a href="#">DIP02</a> | CRREM pathways and asset stranding                | CORE   | ✓                 |
| <a href="#">DIP03</a> | Retrofit scenario planning and AI recommendations | CORE   | ✓                 |
| <a href="#">DIP04</a> | Measurement of the impact of interventions        | Add-On | –                 |

### Legend:

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CORE              | Core Service. For the Self-service Plan, inclusion is determined solely by the “Self-service Plan” column.                                                                                           |
| Add-On            | Optionally available (addition to the scope of services must be expressly specified in the respective Subscription Agreement).                                                                       |
| Partner Extension | Optionally available and offered in collaboration with third parties (addition to the scope of services must be expressly specified in the respective Subscription Agreement).                       |
| ✓ / –             | In the “Self-service Plan” column: ✓ = service included in the Self-service Plan; – = service not included in the Self-service Plan (available under an individually agreed Subscription Agreement). |



## B. Detailed Descriptions of BuildingMinds Platform Services

Below is a description of the content of the BuildingMinds Platform Services.

### Data Ingestion & Management

#### **DIM01 - Automatic utility sync**

Integration capabilities for connecting with external systems for fetching data from utility consumption data provider platforms and receiving data via API endpoints from external systems to the BuildingMinds Platform, supporting a seamless data flow. For setting up an integration, separate Professional Services may be required.

#### **DIM02 - Invoice extraction**

AI-powered extraction of utility invoice data from PDF documents through Large Language Models (LLMs), ready for manual data review and approval. This service includes a convenient "magic link" feature that enables stakeholders and tenants to upload invoices directly to the BuildingMinds Platform without login requirements. When using the magic link feature to collect data from third parties (e.g., tenants or stakeholders), Customer acts exclusively in its own name and under its own responsibility. BuildingMinds does not enter into any direct legal relationship with such third parties.

#### **DIM03 - Energy certificate extraction**

AI-powered extraction of energy performance certificate (EPC) data from PDF documents through Large Language Models (LLMs), ready for manual data review and approval.

#### **DIM04 - Digital building and portfolio twin**

Centralised digital representation of all available real estate portfolio and property information serving as the unified data hub for the BuildingMinds Platform. Consolidates master data, building-related documents, equipment data, energy performance certificates (EPCs), valuations, meter and consumption data, which enables portfolio structuring aligned with organisational hierarchies and clustered property access for different stakeholder groups.

#### **DIM05 - Data gap estimation**

Systematic estimation and filling of missing energy consumption data points based on usage trend of a respective building to provide complete datasets for ESG reporting and portfolio analysis.



## **DIM06 - Plausibility check and anomaly detection**

User-initiated validation tool for energy consumption data that uses advanced plausibility algorithms to flag potential outliers, inconsistencies and implausible values. Validation is based on industry benchmarks, building usage types, and location-specific parameters. Users review flagged values and retain full control over whether to accept or reject data, supporting a robust data quality assessment.

## **DIM07 - Consumption data coverage dashboard**

Pre-validation and overview of energy data coverage across the portfolio uploaded to the BuildingMinds Platform, highlighting data availability and gaps.

## **DIM08 - Data normalisation**

Weather- and vacancy-adjusted energy consumption calculations for buildings uploaded to the BuildingMinds Platform, supporting like-for-like comparisons between different years. Enhances normalised benchmarking and performance tracking by way of accounting for pre-defined external factors affecting energy consumption.

## **DIM09 - Utility consumption monitoring**

Resource consumption monitoring capabilities, including technical basis for energy consumption tracking with smart meter integration and high-granularity monitoring on daily and monthly basis. Provides insights into resource consumption for energy and water with detailed breakdown capabilities, consumption pattern analysis, trend identification and performance tracking. Includes internal benchmarking through diverse KPIs, interactive visualisations, and comparative analysis to identify outliers and buildings with highest resource efficiency potential across the portfolio uploaded to the BuildingMinds Platform.

## **DIM10 - Auditability and historization**

Extensive data traceability capabilities for all ESG-relevant data uploaded to the BuildingMinds Platform, including energy consumption, emissions, resource data, and compliance-related metrics showing who changed what and when. Supports regulatory compliance and historical report snapshots through detailed audit trails, currently available as backend service with Excel export upon request.

## **DIM11 - Tenant consent automation & data collection**

Technical basis for a digital collection and management of tenant consent declarations for the use of their energy consumption data for ESG reporting and portfolio-wide sustainability analyses. Included are electronic signature integration capabilities of the BuildingMinds Platform and streamlined consent workflows.

BuildingMinds provides only a technical platform for administering consent. Customer is solely responsible for the content, including its validity and collection. If BuildingMinds should provide templates, these are for illustration only and should not be understood as legal advice. Customer remains solely responsible for conducting its own legal analysis and drafting its consent declarations accordingly. Customer uses



this tool exclusively in its own name and under its own responsibility to obtain consents from its tenants. BuildingMinds acts as a data processor on behalf of Customer and does not enter into any direct contractual or other legal relationship with Customer's tenants. Customer is responsible for ensuring that all communication with tenants in connection with this tool is conducted under Customer's name and responsibility and does not create the impression of a direct legal relationship between BuildingMinds and the tenants. Customer shall not use the name, logos, trademarks or other identifiers of BuildingMinds in this context.

## **Reporting, Benchmarking & Risk Analysis**

### **RBR01 - Resource consumption**

Centralised management of all resource consumption data from multiple sources across energy, water, waste, and fugitive gases. Provides both absolute and intensity metrics supporting ESG reporting, decarbonisation planning, and identification of top-performing and underperforming assets.

### **RBR02 - Operational emissions insights**

Portfolio reporting capabilities including CO<sub>2</sub>e accounting with automatic emission calculations, based on Greenhouse Gas Protocol definitions, providing emissions tracking and performance analysis for internal stakeholder communication and decision-making.

### **RBR03 - ESG Reporting: GRESB**

Streamlined GRESB Real Estate Assessment submission workflow for final completion, approval and official submission by Customer in the GRESB Portal. Includes systematic data collection with the possibility to collect efficiency measure information from individual stakeholders, calculation of GRESB asset-level Performance Component KPIs, and data preparation for submissions via direct BuildingMinds Platform-to-GRESB Portal integration. This service is limited to data elements supported by the official GRESB API; all other data elements must be entered or uploaded directly by Customer in the GRESB Portal.

When using the data collection features to gather information from stakeholders, Customer acts exclusively in its own name and under its own responsibility.

### **RBR04 - ESG Reporting: SFDR**

SFDR reporting capabilities, including data collection, data management, and calculation of mandatory and selected optional principal adverse impact (PAI) indicators for real estate investments. Provides KPI calculations and data preparation capabilities that customers can utilise for their official SFDR reporting and disclosure obligations.



## **RBR05 - ESG Reporting: EU Taxonomy**

EU Taxonomy assessment capabilities supporting selected EU Taxonomy criteria related to real estate portfolios. Provides systematic data collection, built-in assessment framework and calculation capabilities that customers can utilise for their official EU Taxonomy reporting.

## **RBR06 - Bespoke reports and dashboards**

Dataset downloader capabilities providing users with data export functionality for selected BuildingMinds Platform datasets. Enables portfolio data extraction in various formats, including Excel and CSV for external analysis, data reconciliation, and integration with third-party systems. Includes filtering capabilities and dataset documentation to support data transparency and custom analysis workflows. Using these datasets and available data in the BuildingMinds Platform, custom reports and dashboards can be created on the basis of separate Professional Services. Data availability, completeness, and format are subject to user access permissions.

## **RBR07 - ESG Reporting: Décret Tertiaire**

Décret Tertiaire reporting capabilities for French energy reduction obligations, including systematic data collection and energy consumption tracking. Provides compliance metrics calculations that customers can utilise for their official Décret Tertiaire reporting. Features direct submission capability to the official OPERAT platform via API integration.

## **RBR08 - ESG Reporting: ESG scoring grid**

Reporting capabilities supporting French ESG certification frameworks including ESG grid methodology and Label ISR (Investissement Socialement Responsable) requirements. Enables systematic data collection, KPI calculations, and structured reporting aligned with French sustainable investment standards for institutional compliance demonstration.

## **RBR09 - Physical/climate risk simulation**

Physical risk analysis and climate-financial impact analysis capabilities for natural hazard and climate change risk evaluation at building level, using risk data from third-party providers. Climate-financial impact analysis combines physical risk evaluation with financial impact modelling.

Analysis functionality depends on third-party risk data availability and delivery schedules. Data updates and coverage are subject to third-party provider terms and contracted delivery arrangements.

Third-party risk data assessments are subject to additional costs depending on the scope selected (physical risk analysis or climate-financial impact analysis). Data assessments are performed by third-party providers upon request and can be ordered from BuildingMinds in writing via the account or project manager as individual assessments or as query packages, with details specified in the respective Subscription Agreement. Unused queries from a query package expire at the latest 12 months after the order date. Pricing is generally based on rates specified in the



Subscription Agreement for the selected service scope, reflecting then applicable third-party provider charges. Should third-party provider prices increase after the Subscription Agreement has been concluded, BuildingMinds will inform Customer in advance via email, and the order will only be executed upon Customer's confirmation at the updated pricing.

## **Decarbonisation Investment Planning**

### **DIP01 - Retrofit investment prioritization**

Building prioritization tool enabling users to identify which assets should be prioritized for retrofit initiatives based on energy performance metrics, including energy intensity and excess consumption and emissions relative to decarbonization targets. Features advanced filtering capabilities allowing users to prioritize according to different criteria and systematically evaluate buildings for maximum portfolio-wide sustainability impact. Supports comparison between baseline and decarbonization scenarios to reflect the progress of planned retrofit measures. Includes data export capabilities for investment planning and reporting purposes.

### **DIP02 - CRREM pathways and asset stranding**

Stranding risk assessment combining detailed retrofit reporting with CRREM-based climate scenario analysis. Portfolio and building-level visualization of stranding timelines (year of misalignment) based on CRREM targets or custom decarbonization pathways, including do-nothing scenarios compared to planned retrofit measures implementation.

Provides portfolio-level environmental and financial key performance indicators that reflect the impact of planned measures, supporting internal decision-making and external reporting requirements.

### **DIP03 - Retrofit scenario planning and AI recommendations**

Scenario-based decarbonization planning capabilities, enabling users to create, manage, and compare multiple retrofit scenarios representing different decarbonization strategies. Supports the creation and lifecycle management of individual retrofit measures per building, including fuel-switching measures, with the ability to assess the projected impact of planned measures on stranding risk, energy intensity, and carbon intensity prior to implementation. Includes bulk import capabilities for retrofit measures from external systems.

Features AI-powered retrofit recommendations based on a broad, continuously updated dataset of real-world retrofit records, regional construction cost indices, and climate zone data. Users can define constraints and select optimization objectives to tailor recommendations to their specific portfolio strategy.

Includes side-by-side scenario comparison against decarbonization targets, covering capital expenditure, carbon and energy savings, and cost efficiency metrics, as well as



capital expenditure phasing over time to support investment timing and budget planning.

#### **DIP04 - Measurement of the impact of interventions**

Measurement and verification (M&V) capabilities for energy efficiency investments following established industry protocols. Includes baseline establishment, post-implementation measurement, savings calculation and verification for energy conservation measures such as retrofits. Supports investment decision-making through standardised performance tracking and verification methodologies.



## C. Customer Cooperation and Dependencies

### Customer data provision and validation

The output of the BuildingMinds Platform depends on the quality of the data input, including data provided during onboarding. Timely, complete, and accurate data – kept up to date by Customer – is essential to ensure reliable BuildingMinds Platform results. This includes, but is not limited to, real estate master data, energy consumption data, lease data, ESG-relevant data points, and all associated documents.

Onboarding activities provided by BuildingMinds under separate agreements may define further requirements, such as system integrations, data sources, update frequencies, and update processes. These factors can significantly influence onboarding planning, timelines, and budgets. Delays or gaps during onboarding may directly impact the quality and completeness of the BuildingMinds Platform output.

While the BuildingMinds Platform supports data quality through pre-validations, pre-checks, and quality-related KPIs, Customer remains solely responsible for ensuring that all data inputs are accurate, complete, timely provided and properly maintained. This responsibility applies regardless of any automated support provided by the BuildingMinds Platform.

If Customer chooses not to provide or update certain data points, related BuildingMinds Platform features may be unavailable or function with limitations or inaccuracies.

### Single sign-on integration

BuildingMinds offers Single Sign-On (SSO) integration exclusively for the identity providers Azure AD and Okta. The SSO functionality requires configuration by an authorised IT administrator of Customer at Customer's cost and responsibility. BuildingMinds can only perform SSO integration if Customer uses one of the supported identity providers and fulfils all required technical and administrative prerequisites on their side.

### Third-party input

The BuildingMinds Platform Services use benchmark data, models, and standards (e.g., CRREM) along with other third-party input. This input can come from sources that are not always publicly available. BuildingMinds does not generate this third-party input and therefore cannot confirm its accuracy and completeness, nor can BuildingMinds verify the methodologies, assumptions, or processes behind it. Such third-party input may prove incorrect or incomplete or change over time as its third-party providers update or replace their data and models. BuildingMinds will regularly update and replace third-party input used if updates, newer versions and/or types of input become accessible. Customers should consider this dependency when using the BuildingMinds Platform.



## External system integrations

Some BuildingMinds Platform Services rely on integrations with external systems (for example, utility provider platforms, or other data services), including through APIs, and on the providers of those systems continuing to offer certain capabilities. These third parties may update or change interfaces, alter or retire features, experience downtime, or be affected by other events outside the BuildingMinds Platform; as a result, related features in the BuildingMinds Platform may be limited or become unavailable. BuildingMinds monitors these dependencies and works to adapt quickly, minimise disruptions, and – where possible – provide alternatives; however, the timing and availability of external services are outside BuildingMinds' control. Customers should consider this dependency when planning their workflows and timelines.

Further, for integrations with external systems used by Customer, Customer needs to provide and permanently maintain the required access and interfaces at their own cost.

## Variability of results

Results provided by the BuildingMinds Platform may prove to be incorrect, or alternative results may be equally valid. This is due to several factors beyond BuildingMinds' control, which are inherent to data processing and the interpretation of regulatory frameworks required to deliver certain BuildingMinds Platform features:

- Regulatory frameworks, ESG standards, and other applicable laws and regulations which determine certain calculations and other data processing steps performed on the BuildingMinds Platform often leave room for interpretation. For example, when applying CRREM decarbonisation pathways or calculating carbon intensity, different jurisdictions or standards may allow for multiple valid approaches. The BuildingMinds Platform applies one consistent interpretation for calculation and analysis purposes, but other interpretations may also be valid and could lead to different results.
- Calculation logic and data management involve assumptions and fixed factors, especially in data cleansing processes. For instance, default values may be applied for missing lease durations or estimated energy intensities. These decisions can influence outcomes and may differ from manual calculations or customer-specific methodologies.
- Third-party inputs such as benchmark data, models, and standards may be incomplete, outdated, or subject to change. BuildingMinds regularly updates these inputs when newer versions become available, but cannot verify their accuracy or completeness. See also “Third-party input” above.
- Customer-provided data may be inaccurate, incomplete, or not up to date, which directly affects the reliability of BuildingMinds Platform outputs. See also “Customer data provision and validation” above.

The BuildingMinds Platform does not replace legal advice or professional judgment and is not suitable for autonomous or fully automated decision-making processes without human oversight. Customers remain responsible for validating outputs before using them for decision-making and should consider seeking legal advice when using BuildingMinds Platform results for their specific purposes, including regulatory or ESG-related purposes. Legal advice is in no case in scope of BuildingMinds Platform Services.

