

Appendix: BuildingMinds Platform Services Description

A. General BuildingMinds Platform Services Overview

Through the BuildingMinds Platform, BuildingMinds offers various services across four key areas: data collection & management, reporting & benchmarking, investment management, and building operations. The services are clustered into a core set of BuildingMinds Platform Services (“**Core Services**”) and optional BuildingMinds Platforms 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 shows which Core Services are always included, and which Add-Ons and Partner Extensions may optionally be added to the scope 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 Overview

Data Collection & Management	
Manual data onboarding	✓
External system integrations	✓
AI-powered data extraction	✓
Data coverage analysis	✓
Data gap estimations	✓
Plausibility checks	✓
Tenant data collection consents	✓
Data normalization	✓
Authentication and authorization	✓



Reporting & Benchmarking	
GHG emission accounting	✓
CRREM pathways & stranding risk analysis	✓
GRESB reporting	✓
SFDR reporting	✓
EU Taxonomy reporting	✓
Décret Tertiaire reporting	Add-On
INREV Guidelines reporting	✓
Dataset downloader	✓
Energy efficiency benchmarking & tracking	✓
Physical risk analysis	Add-On
Climate financial impact analysis	Add-On
MEES compliance monitoring	Add-On
Investment Management	
Asset prioritization for retrofitting	✓
Retrofit decarbonization scenario modelling	✓
Building performance measurement & verification	Add-On
Carbon pricing simulation	Add-On
Building Operations	
Resource consumption monitoring	✓
Data anomaly detection	✓
Task management & notifications	✓
Tenant Insights	Add-On
Equipment inventory	Add-On

Legend:

✓	Core Service (always included)
Add-On	Optionally available (addition to the scope of services must be 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 specified in the respective Subscription Agreement)



B. Detailed Descriptions of BuildingMinds Platform Services

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

Data Collection & Management

Manual data onboarding

Central upload and import of real estate and consumption data to the BuildingMinds Platform in various formats with automatic pre-validation, structuring and data import, including Excel bulk upload with quality and semantic pre-checks as well as manual data entry capabilities.

External system integrations

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.

AI-powered data extraction

AI-powered extraction of utility invoice data and energy performance certificate 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.

Data coverage analysis

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

Data gap estimations

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.

Plausibility checks

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.

Tenant data collection consents

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.

Data normalization

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

Authentication and authorization

Role-based user and rights management with Single Sign-On (SSO) support for Azure AD/Okta, two-factor authentication and granular access control on real estate object level. This includes mapping of organizational structures and role-based access control of BuildingMinds Platform functions.



Reporting & Benchmarking

GHG emission accounting

Portfolio reporting capabilities including CO₂e accounting with automatic emission calculations, based on Greenhouse Gas Protocol definitions, providing emissions tracking and performance analysis for internal stakeholder communication and decision-making.

CRREM pathways & stranding risk analysis

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, including do-nothing scenarios compared to planned retrofit measures implementation.

GRESB reporting

Streamlined GRESB Real Estate Assessment submission workflow, including 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 for final completion, approval and official submission by Customer in the GRESB Portal. 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.

SFDR reporting

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

EU Taxonomy reporting

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 utilize for their official EU Taxonomy reporting.

Décret Tertiaire reporting

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



INREV Guidelines reporting

ESG data consolidation, aggregating selected key KPIs – covering energy consumption, renewable energy, greenhouse gas emissions, climate risks, water consumption, waste management, biodiversity, and building certifications. Automated data aggregation and tabular reporting format based on INREV requirements significantly reduce manual reporting effort and accelerate submissions to regulatory bodies.

Dataset downloader

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. Data availability, completeness, and format are subject to user access permissions.

Energy efficiency benchmarking & tracking

Energy performance benchmarking across portfolio with integrated Energy Performance Certificate (EPC) and Green Building Certificate management. Includes EPC coverage analysis, energy class distribution reporting, certificate expiration notifications, and compliance tracking for SFDR and EU Taxonomy requirements.

Physical risk analysis

Physical risk analysis capabilities for natural hazard and climate change risk evaluation at building level, using risk data from third-party providers. Analysis functionality depends on third-party risk data availability and delivery schedules, as specified in the Subscription Agreement. Data updates and coverage are subject to third-party provider terms and contracted delivery arrangements.

Climate financial impact analysis

Climate financial impact analysis, combining physical risk evaluation with financial impact modeling for natural hazard and climate change risks. Builds upon the Physical risk analysis functionality by integrating financial metrics to support investment decision-making processes. Includes all Physical risk analysis capabilities plus financial impact analysis metrics. Analysis functionality depends on third-party data availability and contracted delivery schedules as specified in the Subscription Agreement.

MEES compliance monitoring

UK-specific dashboard showing portfolio exposure to Minimum Energy Efficiency Standards (MEES) regulations. Helps to identify which buildings and EPCs are at risk of non-compliance.



Investment Management

Asset prioritization for retrofitting

Building prioritization tool enabling users to identify which assets should be prioritized for retrofit initiatives based on their environmental impact on portfolio performance. Features advanced filtering capabilities allowing users to prioritize according to different criteria and systematically evaluate buildings for maximum portfolio-wide sustainability impact.

Retrofit decarbonization scenario modelling

Advanced planning and simulation of retrofit measures for decarbonization with cost-benefit analysis and scenario comparisons. Features AI-powered retrofit recommendations using pre-calculated measures, savings and CAPEX to propose retrofit actions with environmental and financial impact analysis.

Building performance measurement & verification

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 standardized performance tracking and verification methodologies.

Carbon pricing simulation

Advanced carbon pricing simulation capabilities allowing users to define custom carbon price trajectories and analyze financial impact of carbon costs on portfolio level. Includes regulatory and shadow pricing models, NPV calculations and scenario analysis for strategic carbon risk management.



Building Operations

Resource consumption monitoring

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

Data anomaly detection

Automated anomaly detection system for energy consumption patterns. Helps to identify unusual consumption spikes, e.g., caused by equipment malfunctions, and data gaps.

Task management & notifications

Task management with notifications for tracking and resolving data quality issues, missing data points, system anomalies, and expiration reminders. Includes task assignment and progress tracking for operational efficiency.

Tenant Insights

Separate web application for use by tenants, providing personalized energy consumption insights and sustainability tips. Includes consumption tracking, comparative analysis and gamification elements to promote tenant engagement in sustainability initiatives.

Equipment inventory

Equipment inventory management for creating and maintaining equipment records within buildings and linking them to real estate objects. Includes notification functionality for upcoming maintenance schedules and equipment expiration tracking. Equipment data can be utilized within retrofit planning processes.



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 authorized 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 fulfills all required technical and administrative prerequisites on their side.

3D-BIM Models

Customer can upload 3D-BIM models to the BuildingMinds Platform in Revit or IFC formats. Creation of 3D-BIM models by BuildingMinds is not part of the BuildingMinds Platform Services and must be ordered and compensated under separate agreements.

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, minimize 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 decarbonization 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.

