

Version: 1st November 2023

Appendix: BuildingMinds Add-Ons

BuildingMinds Technology AG (“**BMT**”) develops and operates a cloud-based platform for the real estate industry (“**BuildingMinds Platform**”) and provides, or instructs any of its affiliates to provide, BuildingMinds Platform services in a Software-as-a-Service model, in particular access to, and use of, certain components of the BuildingMinds Platform, and related support services (“**BuildingMinds Platform Services**”), as well as further related individual services, including consulting and integration services (“**Professional Services**” and together with BuildingMinds Platform Services, “**Services**”). BuildingMinds Platform Services are provided to Customer by BMT or one of its affiliates (the entity providing these services hereinafter “**BuildingMinds**”) under a subscription agreement, 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 (such a contractual basis hereinafter, a “**Subscription Agreement**”).

Customer has the option to book (via e-mail to BuildingMinds’ contact person notified by BuildingMinds to Customer) the additional BuildingMinds Platform Services listed below (“**Add-Ons**”). The Add-Ons will be provided on the terms and conditions agreed in the Subscription Agreement and this appendix and shall otherwise for the duration of their provision be deemed to be part of the BuildingMinds Platform Services for all purposes of the relevant Subscription Agreement. No service levels apply to Add-Ons.

	Data Survey
Scope	Data collection tool to gather information from internal or external stakeholders based on Surveys (as defined below). Customer can flexibly decide on number and content of Surveys (within offered BuildingMinds Platform optionality). The number of users and the number of questions per Survey is unlimited. Customer can receive assistance by BuildingMinds with Survey setup.
Rate (price net of VAT) and use parameters	<u>EUR 5.500</u> per Survey and Survey Year “ Survey ”: Individual survey with the content and features defined by Customer within the options offered by the BuildingMinds Platform. “ Survey Year ”: 12-month period from activation of the relevant Survey in the BuildingMinds Platform or expiration of the previous 12-month period (after a renewal).
Term	Each Survey booking has a fixed term (booking period) of one Survey Year and cannot be terminated for convenience. The term of each Survey expires automatically after 12 (twelve) months unless the Customer actively renews the booking. The terms of all Surveys end automatically at the end of the subscription term for BuildingMinds Platform Services under the relevant Subscription Agreement. Customer is not entitled to a refund of prepaid fees for the remaining Survey Years or parts thereof.



Data Survey	
Payment	Per Survey and Survey Year in advance.

Physical Risk Assessment(s)	
Scope	<p>This Add-On helps organizations assess natural hazard and climate change risks - from individual sites to entire portfolios.</p> <p>For each dedicated building, users can access risk and hazard assessments in the form of risk scores for a variety of natural hazards and/or climate change risks in the BuildingMinds Platform's Physical Risk Portfolio Analysis module, if included in the scope of the BuildingMinds Platform Services.</p>
Rate (price net of VAT) and use parameters	<p>Customers can book Assessments in Query Packages:</p> <ul style="list-style-type: none"> • <u>EUR 2,000</u> Query Package including 10 Assessments • <u>EUR 4,000</u> Query Package including 50 Assessments • <u>EUR 6,000</u> Query Package including 100 Assessments • <u>EUR 7,500</u> Query Package including 250 Assessments • <u>EUR 9,000</u> Query Package including 500 Assessments • <u>EUR 12,000</u> Query Package including 1,000 Assessments • <u>EUR 15,000</u> Query Package including 2,000 Assessments • <u>EUR 18,000</u> Query Package including 3,000 Assessments • <u>EUR 21,500</u> Query Package including 4,000 Assessments • <u>EUR 25,000</u> Query Package including 5,000 Assessments • <u>EUR 27,500</u> Query Package including 6,000 Assessments • <u>EUR 30,000</u> Query Package including 7,000 Assessments • <u>EUR 32,500</u> Query Package including 8,000 Assessments • <u>EUR 35,000</u> Query Package including 9,000 Assessments • <u>EUR 38,000</u> Query Package including 10,000 Assessments <p>“Assessment”: A one-time risk assessment for a single building.</p> <p>“Query Package”: A Query Package includes a given number of bundled Assessments in a single booking at the BuildingMinds Customer Success Manager.</p>
Term	Each booking of a Query Package is non-recurring, the included number of Assessments of the Query Package can be used in a term of 12 months.



Physical Risk Assessment(s)	
Payment	Per Query Package when booked at the BuildingMinds Customer Success Manager.

Utility Sync	
Scope	<p>Utility consumption data integration via web interfaces of utility consumption data providers, via system integrations, by way of manual meter read-outs or through PDF invoice read-outs.</p> <p>Customer can establish a connection to its utility consumption data provider(s) for a remote meter or invoice data read out via web interfaces or via system integrations and link meters to Buildings (or parts of Buildings) as well as unlink them on a monthly basis at any time. Such linking or unlinking is performed in a separate Utility Sync web portal ("Utility Sync Web Portal").</p> <p>Alternatively, Customer can designate in the Utility Sync Web Portal meters for manual meter data read-outs or PDF invoice read-outs.</p> <p>Related Buildings need to be captured in the BuildingMinds Platform and the Utility Sync Web Portal.</p> <p>Customer can receive / enter hourly, daily, or monthly data updates, in case of remote data read out, depending on the utility consumption data provider.</p> <p>The setup of each remote data read-out connection requires one-time performance of separate Professional Services.</p> <p>Credentials / details for Customer's accounts with the utility consumption data providers' web interfaces, or system integrations performed as separate Professional Services, are required for remote data read-outs.</p>
Rate (price net of VAT) and use parameters	<p>Monthly price depending on number of Active Meters and Active Buildings in the relevant calendar month:</p> <ul style="list-style-type: none"> ▪ Package prices per calendar month and Active Building: <ul style="list-style-type: none"> - <u>EUR 21</u> If in a given calendar month, number of Active Buildings that each have at least one Active Meter is at least 51 but not more than 400 - <u>EUR 17</u> If in a given calendar month, number of Active Buildings that each have at least one Active Meter is 401 or above ▪ Unit prices per calendar month and Active Meter (dependent on meter type), if in a given calendar month, number of Active Buildings that each have at least one Active Meter is less than 51: <ul style="list-style-type: none"> - <u>EUR 1.43</u> per Fiscal Meter (remote data read-out) - <u>EUR 0.80</u> per Submeter (remote data read-out)



	Utility Sync
	<p>- <u>EUR 0.50</u> per Manual Meter (manual data read-out)</p> <p>The designation of meters as Fiscal Meters or Submeters is performed by BuildingMinds.</p> <p>"Active Building": A Building that is captured in the Utility Sync Web Portal and the BuildingMinds Platform.</p> <p>"Active Meter": A Fiscal Meter, Submeter or Manual Meter which is linked to an Active Building (or parts of an Active Building, e.g., a rental unit) and for which a meter or invoice data read-out has been activated in the Utility Sync Web Portal.</p> <p>"Building": A human-made, independently usable, walled and roofed structure affixed to a permanent site and designed for human habitation or use.</p> <p>"Fiscal Meter": A meter covering a whole or parts of an Active Building, which serves a direct settlement with a utility provider and for which a remote meter or invoice data read-out connection to the relevant utility consumption data services provider was established via such provider's web interface or via a system integration.</p> <p>"Submeter": A meter covering a part of an Active Building, which does not serve a (direct) settlement with a utility provider and for which a remote meter or invoice data read-out connection to the relevant utility consumption data services provider was established via such provider's web interface or via a system integration.</p> <p>"Manual Meter": A meter for which no remote meter or invoice data read-out connection was established and from which either meter data is read out and entered into the Utility Sync Web Portal manually by users or a PDF invoice read-out was established.</p>
Term	The Utility Sync Add-On term starts with its booking and ends automatically at the end of the subscription term for BuildingMinds Platform Services under the relevant Subscription Agreement.
Payment	Retrospectively per billing period under the relevant Subscription Agreement, based on the number of Active Meters and Active Buildings in a given calendar month (during the relevant billing period) that already started but was not yet (fully) invoiced. After the subscription term for BuildingMinds Platform Services under the relevant Subscription Agreement ends, any not yet invoiced Active Meters and Active Buildings will be charged.



GRESB Asset Data Submission	
Scope	<p>This Add-On enables authorized users to transfer asset data to the third-party assessment services provided by GRESB.com for each real estate Fund. However, it is important to note that the data of the GRESB management and development components are not supported by this Add-On.</p> <p>The data transfer process can be executed in two modes: test mode and submission mode. In the test mode, the GRESB data undergoes an automatic validation against GRESB syntax and plausibility checks to ensure compliance and prevent the submission of erroneous data. Data is not submitted to GRESB in the test mode. In opposition, the submission mode facilitates the transfer of available asset data from the respective Fund on the BuildingMinds Platform to the customer's GRESB portal account.</p> <p>Both test and submission modes can be performed multiple times within a calendar year for the same Fund, with the Add-On being charged only once per Fund annually. To initiate an official GRESB assessment after submitting data via this Add-On, the customer must request the official GRESB submission through the GRESB portal, which is not in scope of this Add-On. This Add-On solely prepares and transfers the relevant data to the customer's GRESB portal account.</p> <p>To use this Add-On, the customer must include the "GRESB Reporting" BuildingMinds Platform Service within the scope of their BuildingMinds Platform Services.</p>
Rate (price net of VAT) and use parameters	<p><u>EUR 400</u> per Fund-level submission, for which this Add-On has been used at least once in the respective calendar year. The number of Funds for which this add-on has been used to submit data is counted and charged by GRESB, thereby leading BuildingMinds to charge for onward settlement of these GRESB-mandated fees.</p> <p>“Fund”: An investment vehicle that can pool capital from multiple investors to acquire, manage, and potentially sell income-producing real estate assets, with the goal of generating returns for its participants. In the BuildingMinds Platform a Fund is defined by a special structural node type, bundling all buildings of this Fund, and acting as reporting layer.</p>
Term	Each GRESB Asset Data Submission is non-recurring, without a term.
Payment	Retrospectively, per Fund and ordered GRESB assessment.

