# » EPRA SUSTAINABILITY PERFORMANCE MEASURES

30 June 2017

## CONTENTS

# INTRODUCTION

We report on our energy, GHG emissions, water and waste impacts in accordance with the EPRA Sustainability Best Practice Recommendations (sBPR). Our reporting response has been split into 2 sections:

1. Overarching recommendations
2. Sustainability performance measures

# OVERARCHING RECOMMENDATIONS

### 1.1 Organisational boundaries
We use an operational control approach for our data boundary.

### 1.2 Coverage
Please see our EPRA performance table for individual coverage of each performance measure.

### 1.3 Estimation of landlord-obtained utility consumption
None of our data is estimated.

### 1.4 Third Party Assurance
We do not have third party assurance:

### 1.5 Boundaries – reporting on landlord and tenant consumption
We only report on landlord-obtained data (although the bills we receive include consumption in tenant areas). Nearly 100% of the total consumption within the common and tenant areas for natural gas (fuel), district heating and cooling and water is recharged to the tenant because the vast majority is consumed by the tenants in common and tenant areas. We recharge the tenants based on the floor area and the individual tenant consumption within the residential units. Tenant-obtained data (i.e. from bills which the tenant receives directly) is excluded.

### 1.6 Analysis - Normalisation
Intensity indicators are calculated using floor area ($m^2$) for whole buildings. We are aware of the mismatch between nominator and denominator, as our consumption for electricity relates to common areas only, whereas we receive district heating and cooling, natural gas (fuel) and water bills for the entire building and cannot separate common area from tenant area consumption. For our own offices we report intensity performance measures using floor area ($m^2$) as a denominator, too.

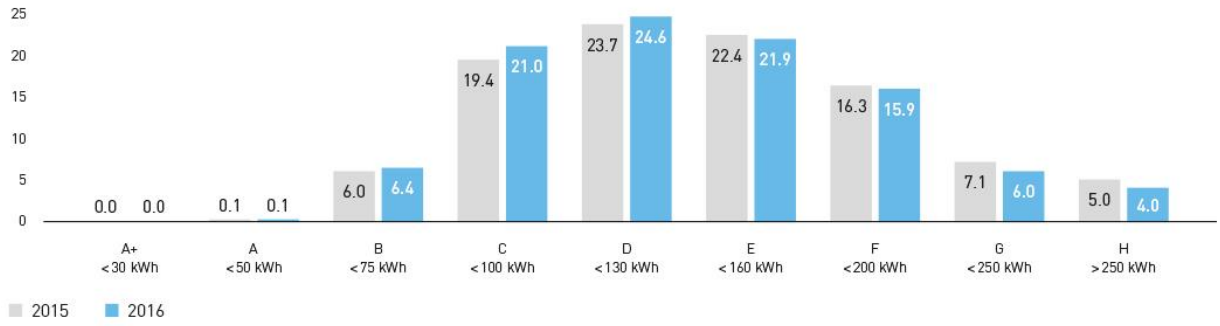
## 1.7 Analysis – Segmental analysis (by property type, geography)

We have not carried out the most common type of segmental analysis (by property type or geography) as our portfolio consists entirely of residential assets, based in Germany. However, we report segmental analysis based on energy intensity by energy certificate grade in the graph below:

**Energy intensity of residential units[1]**

Summary of the energy efficiency categories[2] according to final energy requirements in kWh per year

in %




[1] Commercial units included

[2] In the absence of a clear specification of the form of heating used, deviations of around 20 kWh in the final energy requirement are possible. A categorisation according to energy efficiency, therefore, has only been made with loose reference to the German Energy Saving Ordinance (Energieeinsparverordnung – EnEV). Taking account of approximately 30,000 listed units for which no energy performance certificate is required, the data comprises approximately 100% of our total portfolio.

## 1.8 Disclosure on own offices

Our own occupied offices are reported separately to our portfolio. Please see 2.2 EPRA own office table page 5.

## 1.9 Narrative on performance

Please refer to page 4 and 5 for our own offices and page 5 and 6 for our portfolio for more detail on consumption and performance trends.

## 1.10 Location of EPRA sustainability performance measures in companies' reports

EPRA sustainability performance measures for our portfolio and own offices can be found in section 2.1 EPRA portfolio table and section 2.2 EPRA own office table on pages 4 and 5 of this report.

# SUSTAINABILITY PERFORMANCE MEASURES (EPRA TABLES)

## 2.1 EPRA portfolio table

| Indicator | EPRA | Unit of measure | 2015 | Coverage in % of total units | 2016 | Coverage in % of total units |
|---|---|---|---|---|---|---|
| Total electricity consumption | Elec-Abs | kWh | 31.555.000 | 96% | 31.660.000 | 100% |
| Like-for-like electricity consumption | Elec-LFL | kWh | 29.470.264 | 83% | 27.715.319 | 77% |
| Total energy consumption from district heating and cooling | DH&C-Abs | kWh | 412.218.000 | 61% | 312.534.000 | 44% |
| Like-for-like consumption from district heating and cooling | DH&C-LFL | kWh | 211.548.253 | 20% | 209.527.669 | 19% |
| Total energy consumption from fuel | Fuels-Abs | kWh | 466.008.000 | 61% | 384.039.000 | 44% |
| Like-for-like consumption from fuel | Fuels-LFL | kWh | 274.336.000 | 23% | 275.825.000 | 21% |
| Building energy intensity | Energy-Int | kWh/$m^2$ | 128,00 | 61% | 120,00 | 44% |
| Direct GHG emission (total ) Scope 1 | GHG-Dir-Abs | $tCO_2eq$ | 115.358 | 61% | 96.417 | 44% |
| Direct GHG emission (Like-for-like) Scope 1 | GHG-Dir-LFL | $tCO_2eq$ | 68.801 | 23% | 69.176 | 21% |
| Indirect GHG emission (total ) Scope 2 | GHG-Indir-Abs | $tCO_2eq$ | 64.850 | 61% | 50.362 | 44% |
| Indirect GHG emission (Like-for-like) Scope 2 | GHG-Indir-LFL | $tCO_2eq$ | 33.683 | 83%/20% | 34.156 | 77%/19% |
| Building GHG emissions intensity | GHG-Int | $tCO_2/m^2$ | 0,025 | 61% | 0,023 | 44% |
| Total water consumption | Water-Abs | $m^3$ | 7.673.883 | 68% | 8.453.625 | 67% |
| Like-for-like water consumption | Water-LFL | $m^3$ | 7.204.083 | 63% | 7.671.487 | 58% |
| Building water consumption intensity | Water-Int | $m^3/m^2$ | 1,25 | 68% | 1,33 | 67% |
| Weight of waste by disposal route (total) | Waste-Abs | liter | n/a | n/a | n/a | n/a |
| | | % recycled | n/a | n/a | n/a | n/a |
| | | % sent to landfill | n/a | n/a | n/a | n/a |
| Weight of waste by disposal route (Like-for-like) | Waste-LFL | tonnes | n/a | n/a | n/a | n/a |
| | | % recycled | n/a | n/a | n/a | n/a |
| | | % sent to landfill | n/a | n/a | n/a | n/a |
| Type and number of assets certified | Cert-Tot | % of portfolio certified OR number of certified assets | see therefore 1.7 | 100% | see therefore 1.7 | 100% |

### Notes:

› Coverage GHG-Indir-LFL: The different coverage data are due to 83% (2015) to 77% (2016) for Elec-LFL and 20% (2015) to 18% (2016) for DH&C-LFL.

› Waste-Abs and Waste-LFL are not applicable as Deutsche Wohnen is not responsible for waste across its portfolio.

› For GHG emissions we have used the Global Emissions Model for Integrated Systems (GEMIS 4.94), which takes account of all greenhouse gas-related impacts along the value-added chain, as the basis for our calculation. Emission data is reported in accordance with the stipulations of the international standards of the Greenhouse Gas Protocol (GHG Protocol).

### Narrative on performance:

› Elec-LFL & Energy-Int: The reduction in 2016 is due to renovation of buildings and technical energy efficiency measures implemented across our portfolio.

› DH&C-LFL: The slight decrease could be attributed to a milder winter in 2016.

› Fuels-LFL: The increase in fuel consumption in 2016 is mainly due to an increase in direct usage of natural gas by tenants other than heating.

› GHG-Dir-LFL: The increase in emissions is mainly due to an increase in direct usage of natural gas by tenants other than heating.
› GHG-Indir-LFL: The increase in emissions in 2016 is partially attributable to a decreased ratio of green power from 95% to 90%.
› Water-Abs and Water-LfL: Water consumption includes tenant area consumption as well and is therefore depending on tenant patterns within the assets as well as on individual consumption behaviour.
› Cert-Tot: The consumption levels of around 74% (2015: 71.6%) of our residential units are lower than the average for residential buildings in Germany (160 kWh/sqm per year) while those of approximately 28% of our residential units are below 100 kWh/sqm per year (A+ to C). The average consumption of our holdings amounted to 135.1 kWh/sqm per year, having once again fallen as compared to the previous year (2015: 139.1 kWh/sqm). Our implementation of extensive modernisation measures with regard to our holdings contributed to this positive result.

## 2.2 EPRA own office table

| Indicator | EPRA | Unit of measure | 2015 | Coverage in % of floor area | 2014 | Coverage in % of floor area |
|---|---|---|---|---|---|---|
| Total electricity consumption | Elec-Abs | kWh | 791.724 | 61% | 742.298 | 69% |
| Like-for-like electricity consumption | Elec-LFL | kWh | 709.906 | 56% | 650.613 | 63% |
| Total energy consumption from district heating and cooling | DH&C-Abs | kWh | 1.402.666 | 61% | 1.535.939 | 69% |
| Like-for-like consumption from district heating and cooling | DH&C-LFL | kWh | 1.241.093 | 56% | 1.361.530 | 63% |
| Total energy consumption from fuel | Fuels-Abs | kWh | 593.044 | 61% | 588.596 | 69% |
| Like-for-like consumption from fuel | Fuels-LFL | kWh | 579.780 | 56% | 585.290 | 63% |
| Building energy intensity | Energy-Int | $kWh/m^2$ | 161,72 | 61% | 166,33 | 69% |
| Direct GHG emission (total ) Scope 1 | GHG-Dir-Abs | $tCO_2$ | 149,0 | 61% | 147,6 | 69% |
| Direct GHG emission (Like-for-like) Scope 1 | GHG-Dir-LFL | $tCO_2$ | 145,5 | 56% | 146,7 | 63% |
| Indirect GHG emission (total ) Scope 2 | GHG-Indir-Abs | $tCO_2$ | 230,8 | 61% | 251,0 | 69% |
| Indirect GHG emission (Like-for-like) Scope 2 | GHG-Indir-LFL | $tCO_2$ | 204,5 | 56% | 224,0 | 63% |
| Building GHG emissions intensity | GHG-Int | $tCO_2/m^2$ | 0,0220 | 61% | 0,0231 | 69% |
| Total water consumption | Water-Abs | $m^3$ | n/a | | n/a | |
| Like-for-like water consumption | Water-LFL | $m^3$ | n/a | | n/a | |
| Building water consumption intensity | Water-Int | $m^3/m^2$ | n/a | | n/a | |
| Weight of waste by disposal route (total) | Waste-Abs | tonnes | 45,9 | 100% | 45,0 | 100% |
| | | % recycled | n/a | | n/a | |
| | | % sent to landfill | n/a | | n/a | |
| Weight of waste by disposal route (Like-for-like) | Waste-LFL | tonnes | n/a | | n/a | |
| | | % recycled | n/a | | n/a | |
| | | % sent to landfill | n/a | | n/a | |
| Type and number of assets certifies | Cert-Tot | % of portfolio certified OR number of certified assets | n/a | | n/a | |

### Notes:

› Water-Abs and Water-LFL: We do not have information on water consumption of our own offices due to collective water meters with other non-office units.
› Waste-Abs and Waste-LFL: We do not have information on waste in our own offices. However, the data refers to the total amount of paper consumed.

› For GHG emissions we have used the Global Emissions Model for Integrated Systems (GEMIS 4.94), which takes account of all greenhouse gas-related impacts along the value-added chain, as the basis for our calculation. Emission data is reported in accordance with the stipulations of the international standards of the Greenhouse Gas Protocol (GHG Protocol).
› Cert-Tot: We do not have information for our own offices.

### Narrative on performance:

› Elec-Abs: The slight increase in 2015 is due a change in the portfolio of our own offices by e.g. centralisation, closing or opening of office locations resulting in a higher total floor area and a higher number of employees in 2015.
› Elec-LFL: The slight increase in 2015 is due to an increase in the number of employees in our own offices.
› DH&C-LFL: The decrease in 2015 is due to a milder winter as well as renovation of buildings and the implementation of technical energy efficiency measures.
› Fuels-Abs: The slight increase in 2015 is due to a change in the portfolio of our own offices by e.g. centralisation, closing or opening of office locations resulting in a higher total floor area.
› Fuels-LFL: The slight decrease in 2015 is due to renovation of buildings and the implementation of technical energy efficiency measures.
› Energy-Int: The improvement in 2015 is due to renovation of buildings and the implementation of technical energy efficiency measures.
› GHG-Dir-LFL: The slight increase in 2015 is due to a change in our portfolio of our own offices by e.g. centralisation, closing or opening of office locations resulting in a higher total floor area.
› GHG-Indir-LFL: The slight decrease in 2015 is due to renovation of buildings and the implementation of technical energy efficiency measures.

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