

Branicks

EPRA 2024

Disclosures on the Sustainability Best Practice Recommendations (sBPR) of the European Public Real Estate Association (EPRA)

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EPRA Sustainability Best Practice Recommendations

The following performance measures and notes on Environmental, Social and Governance (ESG) aspects were prepared in accordance with the Sustainability Best Practice Recommendations (sBPR) (4th version, 2024) of the European Public Real Estate Association (EPRA) for the 2023 and 2024 financial years of Branicks Group AG. The reporting section includes the overarching recommendations and performance measures for the relevant sustainability topics (EPRA Sustainability Performance Measures).

Branicks Group AG

Branicks Group AG (formerly DIC Asset AG) is a leading German listed specialist for office and logistics properties – and, more recently, renewable assets –, with more than 25 years of experience in the real estate market and access to a broad network of investors. Our business is based on a regional and inter-regional real estate platform with nine offices on the ground in all major German markets (incl. VIB Vermögen AG). As of 31 December 2024, we managed properties with a market value of EUR 11.6 billion in the Commercial Portfolio and Institutional Business segments.

The Commercial Portfolio segment consists of properties shown as assets on the balance sheet. Here, we generate steady cash flows from stable rental income on long-term leases while also optimising the value of our portfolio assets through active management, and realising gains from sales.

In the Institutional Business segment, we earn recurrent fees from the services we provide to national and international institutional investors by structuring and managing investment vehicles that return attractive dividend yields.

The shares of Branicks Group AG are listed in Deutsche Börse's Prime Standard (WKN: A1X3XX / ISIN: DE000A1X3XX4).

The Company is fully committed to sustainability and is earning top scores from ESG-related ratings such as Morningstar Sustainability and S&P Global CSA. Branicks Group AG is also a signatory to the UN Global Compact and the UN PRI network. Properties in Branicks' portfolio have been awarded prestigious sustainability certificates such as DGNB, LEED or BREEAM.

Overarching recommendations

Organisational boundaries

Branicks Group AG is reporting on the real-estate data for its Commercial Portfolio (EPRA Sustainability Performance Measures - Environment Portfolio), over which it has full operational control, in line with the Sustainability Best Practice Recommendations (sBPR). Unlike the [→ 2024 Sustainability Report prepared in compliance with the GRI Standards](#), this document does not include the properties managed in the Institutional Business segment. This report presents, for the first time, consumption data of the tenants in the Commercial Portfolio for the 2023 and 2024 reporting periods.

We also report on the consumption data and environmental key indicators of the Company's nine office premises (EPRA Sustainability Performance Measures – Environment Company) as well as on the Group's social key indicators, including all subsidiaries (EPRA Sustainability Performance Measures – Social and Governance).

Coverage

1. Portfolio

The Commercial Portfolio segment (EUR 2.8 billion in assets under management) includes portfolio properties owned by Branicks. Here, we generate steady cash flows from stable rental income on long-term leases while also optimising the value of our portfolio assets through active management, and realising gains from sales. We also generate income from equity investments. Our Commercial Portfolio consisted of 138 properties with rental space of 1,283,100 sqm as at 31 December 2024. This determination of consumption data covered 129 properties. The remaining properties are project developments, parking lots and undeveloped land.

Within the above organisational boundaries, we report on the property-specific consumption data for all 129 properties. Qualified extrapolation or estimation was carried out for properties where consumption data was partially missing. The share of extrapolation/estimation was presented transparently. The number of certified properties refers solely to the Branicks Group AG Commercial Portfolio. The percentage coverage of the EPRA table refers to total rental space of 1,251,809 sqm in 129 properties (2023: 1,712,240 sqm in 158 properties).

2. Energy and GHG emissions

EPRA reporting and the indicators reported for energy and GHG emissions in the 2024 reporting year are based on 129 properties with rental space of 1,251,809 sqm, which represents 100% of the Commercial Portfolio included here (2023: 46%). We report the key indicators for the "Office" segment (57 properties) and "Logistics and Other" segment (72 properties). Of the 129 properties shown, 47 were supplied with district heating and 78 with natural gas, two with heating oil and one with LPG. One property is unheated. For these properties, we show all of the EPRA indicators, broken down by total amount and relevant segment. Unlike the GHG indicators disclosed in the Environment section of the 2024 Sustainability Report, the GHG indicators shown in this document do not include a safety margin. The basis of comparison for the like-for-like analysis of the period from 2023 to 2024 consists of 128 reported properties (identical portfolio over two reporting years).

In 2024, we as the landlord were responsible for procuring communal-area electricity for 68 properties. In addition to the communal-area electricity obtained by the landlord, the current report also considers tenant-obtained electricity for the first time and reports this for all 129 properties. This accounts for approximately

85.7% of total electricity consumption. Key indicators for communal-area electricity for 68 properties and for tenant-obtained electricity for 128 properties are reported on a like-for-like basis.

3. Water

EPRA reporting and the indicators reported for water in the 2024 reporting year are based on 129 properties with rental space of 1,251,809 sqm, which represents 100% of the Commercial Portfolio included here. In 2023, 158 properties with rental space of 1,712,240 sqm (100% share of the portfolio) were included. The overall and segment-based like-for-like analysis relates to 128 properties (1,241,724 sqm).

Estimation of utility consumption

The consumption figures for heating energy, electricity and water shown for 2023 and 2024 are largely based on consumption bills from utility companies and derivations from meter readings. In the case of properties where actual consumption data was missing, qualified extrapolation or estimation was carried out for the figures at property level.

With regard to the communal-area electricity consumed in 2024 that was obtained by the landlord, we are responsible for obtaining the energy consumed in 68 properties (making up around 41% of the rental space) (2023: 85 properties).

For the first time, we are reporting the total electricity obtained directly by tenants (tenant electricity) in full for all 129 properties.

Total electricity consumption (Elec-Abs) presented is calculated as the sum of communal-area electricity obtained by the landlord and the electricity obtained directly by the tenants (tenant electricity). Of the consumption data, 82% (2023: 86%) was determined based on consumption bills from utility companies, meter readings or data provided by the tenants themselves. The remaining consumption figures were completed on the basis of the energy performance certificate (2024: 1.6%: 2023: 1.6%), prior-year data (2024: 16.3%; 2023: 5.7%) or a proportion of the available annual consumption (2024: 0.1%, 2023: 6.5%). The share of extrapolation/estimation of the total electricity presented for 2024 (Elec-Abs) of 67,929,225 kWh is therefore 18% (Elec-Lfl: 19% of 67,777,659 kWh).

Total energy consumption from district heating or cooling reported under DH&C-Abs amounts to 28,504,732 kWh and is divided over 47 properties. Of this figure, landlord-obtained energy accounted for 16,958,426 kWh (35 properties) and tenant-obtained energy for 11,546,306 kWh (12 properties). Around 91% of the consumption figures relating to district heating and cooling are based on consumption bills or derivations from meter readings. Approximately 7% of the consumption figures were extrapolated based on prior-year figures, while energy performance certificates were used for around 2%. The same applies to the data presented for DH&C-Lfl. With regard to the total energy consumption from fuels presented under Fuels-Abs amounting to 40,407,666 kWh (82 properties), 26,803,019 kWh (48 properties) was obtained by the landlord and 13,604,646 kWh (34 properties) by the tenants. Actual consumption data from billing or meter readings is available for 75% of this consumption. Data records were extrapolated based on prior-year figures for around 20% and based on incomplete available consumption data for around 5%. For Fuels-Lfl, 74% of consumption data is based on actual records, around 21% is based on prior-year figures and 5% is based on incomplete consumption data.

The calculation of energy intensity (Energy-Int) for 2024 is consequently made up of 18.3% of estimated or extrapolated data, of which 15.5% on the basis of prior-year data, 1.6% on the basis of incomplete available data and 1.2% on the basis of energy performance certificates. Of the water consumption figures reported for 2024, 66.7% is based on bills from utility companies or derivations from meter readings, 31.5% on prior-year figures and 1.8% on incomplete available consumption data.

Third-party assurance

The tables contained in this report relating to the EPRA Sustainability Performance Measures are also included in the appendix to the 2024 Sustainability Report of Branicks Group AG (see [→ EPRA Sustainability Performance Measures in the 2024 Sustainability Report on page 85](#)).

The full 2024 Sustainability Report of Branicks Group AG was reviewed by an independent auditor in a voluntary limited assurance engagement. Please refer to the [→ appendix to the 2024 Sustainability Report on page 95](#) for the limited assurance opinion and the statements made about the independence of the audit firm and the quality management system in place there.

Boundaries – reporting on landlord and tenant utility consumption

In contrast to the prior-year report, both landlord-obtained and tenant-obtained electricity, heat and water consumption were considered in this report. We still do not record waste data for our Commercial Portfolio.

Normalisation

1. Key indicators – Environment

The intensities shown for the Environment (energy, GHG emissions and water) section in the Commercial Portfolio relate to the relevant rental space of the analysed properties. The intensities shown for the regional offices – both rented and owned by Branicks – relate to their total floor area (sqm). The key indicators are presented on the basis of our nine regional offices as of the 31 December 2024 reporting date.

2. Key indicators – Social

The key indicators for employees (Diversity-Emp, Diversity-Pay, H&S-Emp, Emp-Training, Emp-Turnover) relate to 265 employees of Branicks Group AG and its subsidiaries in 2024 (2023: 300 employees). The H&S-Emp indicator is based on 220 target working days. Employee turnover (Emp-Turnover) was calculated using the Schlüter formula. Employees are categorised as either the Management Board, executive level employees, employees without managerial functions and employees below Management Board level.

Segment analysis

The Commercial Portfolio includes the office, mixed-use, retail, logistics and other asset classes, with office at 58 properties or 49 % of market value and logistics at 48 properties or 34 % of market value representing the largest segments of Branicks Group AG (see → [2024 Annual Report, page 45](#)). The EPRA analysis presented in this documents is based on the segments “office” with 57 properties and “logistics and other” with 72 properties (see section 1. Portfolio). The Commercial Portfolio properties are all located in Germany and thus all in the Central European climate zone which is why we did not break them down geographically.

Disclosure on own offices

Consumption data and environmental key indicators (excluding the car fleet) for our nine regional offices are shown in a separate section in the EPRA table (EPRA Sustainability Performance Measures – Environment Company). Branicks has nine regional offices across Germany totalling 14,769 sqm of floorspace (2023: 13,836 sqm), including six properties owned by the Group. Apart from the VIB headquarters in Neuburg (heat pumps), all Branicks Group AG offices are supplied with district heating. We mostly use green electricity at our sites, with 89.2 % of all communal-area and tenant electricity coming from green sources in 2024 (2023: 81.6 %). Consumption data for energy and water is compiled based on energy-supplier statements and usage-data surveys completed by Branicks Group AG landlords. Since no complete and plausible consumption data were available for the new Frankfurt office for the reporting year, these were extrapolated based on the previous year's consumption data from the former Frankfurt site. The figures for the Stuttgart office (45 sqm of space) are extrapolated for 2024, based on the average consumption per space of the other offices. Disclosures on the type and quantity of waste materials disposed of are estimated using the underlying data provided by the local waste disposal companies and the commercial waste disposal partners at our offices. Waste disposal is communal at all offices for all property tenants. The estimated volume of waste attributable to Branicks is calculated using the total volume of waste for each type of waste in an entire property (number and volume of containers/bins), multiplied by the percentage of rental space leased by Branicks and is then extrapolated to the full year by multiplying it with the number of collections. The weight was converted into tonnes using the specific weight of the respective waste.

Narrative on KPI performance

Performance Measures – Environmental

Greenhouse gas emissions were calculated using year-specific emissions factors provided by the German Environment Agency (Umweltbundesamt); the British Department for Energy Security and Net Zero (DESNZ) and the relevant studies and (market-based) methodology presented in the Environment section of our 2024 Sustainability Report. Our EPRA report shows absolute GHG emissions both location- and market-based (average figures for electricity). GHG intensity, however, is reported using a location-based approach. More detail is available in the EPRA table annexed to this document as well as in the disclosures on GRI 302 and 305 in the Environment section of our 2024 Sustainability Report.

Portfolio performance

Energy and GHG emissions

Total electricity consumption (Elec-Abs) was reduced by 28 % in 2024, while the share of renewables increased by 49 %. Both the communal-area electricity consumption included therein and tenant electricity consumption, which is reported for the first time, fell in equal measure. Like-for-like total electricity consumption (Elec-Lfl) also declined by 7 %, resulting from a 16 % decrease in communal-area electricity consumption and a 5 % decrease in tenant electricity. An 18 % drop in total district heating and cooling consumption (DH&C-Abs) was recorded (landlord-obtained: –5 %; tenant-obtained: –32 %). Like-for-like total district heating and cooling consumption (DH&C-Lfl) fell by 1 % (landlord-obtained: –4 %; tenant-obtained: +3 %). Total consumption of other fuels (Fuels-Abs) was down 33 % (landlord-obtained: –16 %; tenant-obtained: –53 %).

Like-for-like total electricity consumption (Elec-Lfl) decreased by 5 % (landlord-obtained: –4 %; tenant-obtained: –6 %). Building energy intensity in the portfolio (Energy-Int) declined by 1 % in 2024 versus 2023.

The GHG emissions intensity in the portfolio (GHG-Int) was 39.1 kg CO₂e/sqm in 2024, unchanged year-on-year. Market-based Scope 2 emissions (GHG-Indir-Abs) arising from communal-area electricity provision are very low due to the large share of renewables (2024: 97 %; 2023: 95 %). Scope 3 emissions (GHG-Indir-Abs) from tenant-obtained district heat, gas and electricity consumption fell by 31 % (location-based) and by 53 % (marketbased).

Water

In absolute terms, water consumption in the portfolio fell by 8 % compared to the previous year. Buildings' water consumption intensity (Water-Int) increased by 26 % to 0.26 cbm/sqm in 2024 compared with the prior-year figure of 0.21 cbm/sqm. Like-for-like water consumption (Water-Lfl) increased slightly by 3 % in 2024 compared with the previous year.

Number of sustainably certified assets (Cert-Tot)

Currently, there are 31 buildings with DGNB, LEED, BREEAM or ENEC-2009 certification in the Commercial Portfolio (2023: 37 buildings), representing 53 % of market value (previous year: 45 %). Branicks has set itself the target of increasing the share of Green Buildings in the Commercial Portfolio to at least 60 % by 2027 (see table of targets of Branicks Group AG in the → [2024 Sustainability Report](#)).

Company office trends

Energy and GHG emissions

The buildings' energy intensity of our company's offices stood at 108 kWh/sqm in 2024 (2023: 115 kWh/sqm), which represents a decrease of 6 % year-on-year. Accordingly, the buildings' greenhouse gas emissions intensity (GHG-Int) amounted to 43.2 kg CO₂e/sqm in 2024 compared to 45.3 kg CO₂e/sqm in the previous year, a decrease of 5 %. Scope 2 emissions (GHG-Indir-Abs) arose in connection with the supply of tenant electricity to all Company sites, and the supply of communal-area electricity and district heating to the offices we own. Scope 3 emissions (GHG-Indir-Abs) occurred as a result of providing communal-area electricity and district heating to the rented offices.

Water

The intensity of water consumption at the Company's office premises (Water-Int) decreased slightly and was 0.30 cbm/sqm in 2024 (2023: 0.33 cbm/sqm). Like-for-like water consumption (Water-Lfl) fell by 1 % in 2024 compared with the previous year.

Waste

Waste generated at the Company's office premises (Waste-Abs, Waste-Lfl) decreased by 9% year-on-year in 2024, falling 1% in the like-for-like analysis.

Number of sustainably-certified assets (Cert-Tot)

We occupy one building in Frankfurt that has been certified by the German Sustainable Buildings Council (DGNB) (Global Tower). In addition, the buildings at our Munich, Düsseldorf and Stuttgart offices have BREEAM DE Bestand certification.

Performance Measures – Social

Gender diversity (Diversity-Emp)

Branicks Group AG has set itself the goal of achieving or maintaining a balanced proportion of men and women in all employee categories. With a 49% share of women and a 51% share of men at employee level (the employee level below the Management Board), we already achieved this target, and we want to continue consolidating this high standard going forward. More detail is available in the EPRA Table annexed to this document as well as in the disclosures on → [GRI 405-1 in the Social section of our 2024 Sustainability Report](#).

Gender-specific pay gap

We report on the pay of male and female employees by employee category (executive level, employees not in executive roles and employees with similar duties) and based on their annual gross salary excluding bonuses. More detail is available in the EPRA Table annexed to this document as well as in the disclosures on → [GRI 405-2 in the Social section of our 2024 Sustainability Report](#).

Employee training and development (Emp-Training)

We offer our employees numerous opportunities to undertake training and skill building to steadily expand their knowledge and skills. The number of hours spent on continuing professional development per employee fell slightly to 11.55 hours per employee compared to the previous year (2023: 11.88 hours/employee). More detail is available in the EPRA Table annexed to this document and in the → [Social section of our 2024 Sustainability Report under "Follow your ambitions – fostering talent at Branicks"](#).

Employee performance appraisals (Emp-Dev)

Our employees receive a regular and transparent appraisal of their performance and career progress from their line manager as part of the annual feedback interview. The percentage of employees who received a performance appraisal was 100% for both 2023 and 2024. More detail is available in the EPRA Table annexed to this document and in the → [Social section of our 2024 Sustainability Report under "Follow your ambitions – fostering talent at Branicks"](#).

Employee turnover and retention (Emp-Turnover)

Branicks Group AG's employee turnover rate remained unchanged at 23.5% in the reporting year, not including staff leaving during probationary periods. In 2024, 78 people joined the company, which equates to a ratio of 29.4% (2023: 28.3%). More detail is available in the EPRA Table annexed to this document as well as in the disclosures on → [GRI 401-1 in the Social section of our 2024 Sustainability Report](#).

Employee health and safety (H&S-Emp)

We create a safe working environment to prevent accidents. For instance, we will sit down with employees returning to work after a lengthy sickness absence and try to find ways together to optimally adjust their working environment to suit their needs. For its workforce of 265 employees in 2024 (2023: 300 employees), Branicks Group AG recorded zero fatal occupational accidents. The injury rate decreased year-on-year, from 1.23 to 0.41. The lost day rate fell from 2.88 in 2023 to 0.0. Compared to the previous year (5.3%), the absentee rate decreased to 5.1%. More detail is available in the EPRA Table annexed to this document and in the → [Social section of our 2024 Sustainability Report under "Absences and accidents"](#).

Asset health and safety assessment and compliance (H&S-Asset, H&S-Comp)

Branicks Group AG is aware of its responsibility as an owner and manager of real estate assets. We therefore take measures to prevent adverse impacts on the lives, health and assets of our tenants and other people involved in the life cycle of our real estate. Assessing the health and safety standards in all of our properties forms the cornerstone of our quality requirements. Appropriately qualified and selected facility management service providers are responsible for properly and safely operating the properties and facilities on site, and for checking compliance with the applicable health and safety regulations, e.g. as regards fire safety and drinking water quality. We manage and control these external service providers and appoint health and safety coordinators for our construction sites.

We record all accidents occurring on our construction sites and carry out a root cause analysis. On 20 December 2022, we also adopted a safety policy for our products, services and buildings to prevent adverse effects on life, health and the assets of our business partners and other people as well as the environment. During the year under review, we analysed 100% of our portfolio of products and services for potential improvements to reduce adverse impacts on the health and safety of our business partners and other people. In 2024, there were no violations of statutory provisions or internal guidelines associated with the impact of our products, services and buildings on the health or safety of our employees, business partners or clients.

Local community (Comty-Eng)

Our buildings play a key role in our urban environment. Their location has (environmental and social) impacts on our tenants' transport choices, shaping the building environment. Community engagement and access to public transport systems is therefore a key assessment criterion for our properties. In fact, 89.1% of the properties in our portfolio were a maximum of 500 m from the nearest access to public transport hubs (2023: 86.7%).

Performance Measures – Governance

Branicks Group AG attaches great value to corporate governance. The term corporate governance refers to the legal and constructive framework for managing and monitoring a company. This includes the current laws, policies and codes as well as the Management Board's declarations of intent and business practices. More detail is available in the EPRA Table annexed to this document and in our [→ 2024 Sustainability Report in the ESG profile section under "Corporate governance and sustainability strategy"](#).

Highest governance body (Gov-Board, Gov-Select)

As a listed corporation, Branicks Group AG has a dual management structure comprising a Management Board and a Supervisory Board (dual board system). The two Boards are clearly separated from each other – both in terms of personnel and function – allowing each of them to perform their different duties independently. The Management Board (executive board) is responsible for managing the company, and the Supervisory Board (non-executive board) for supervision. The Management Board and the Supervisory Board work closely together in the interests of the Company and the Group. This ensures that optimal use is made of the professional expertise of the Board members and speeds up decision-making processes. Further information on the working practices and composition of the Management Board and the Supervisory Board can be found in the [→ 2024 Annual Report, page 94](#).

The Management Board is responsible for managing the Company. Management Board members take collective responsibility for the overall management of the Company. Notwithstanding their overall responsibility, the individual Management Board members are each responsible for managing the division allocated to them by Management Board resolution. The Chief Executive Officer (CEO), Sonja Wärrntges, also acts as Chief Financial Officer (CFO) and is responsible for sustainability/ESG. In addition to the CEO, the Management Board had three other members as of 31 December 2024: Torsten Doyen (Chief Institutional Business Officer, CIBO, member of the Management Board until 26 March 2025), Christian Fritzsche (Chief Operation Officer, COO, and CIBO since 26 March 2025) and Johannes von Mutius (Chief Investment Officer, CIO). The average term of office of the Management Board as at the end of 2024 was 5.5 years. There were six skilled and experienced members of Branicks Group AG's Supervisory Board as at 31 December 2024, including Dr. Angela Geerling as the Chairwoman of the Supervisory Board and Mr. René Zahnd as an independent Chairman of the Audit Committee. The average term of office of the Supervisory Board was 6.3 years as at the end of 2024.

Five members of the Supervisory Board – Dr. Angela Geerling (Chairwoman since 13 April 2024), Michael Zahn, Eberhard Vetter, René Zahnd and Jürgen Josef Overath (member since 22 August 2024) – as of year-end 2024 were independent from the Company and the Management Board as defined in clause C.7 of the German Corporate Governance Code (DCGK) and are also independent from the controlling shareholder as defined in clause C.9 DCGK. With at least five members who are independent from both the Company and the Management Board on the one hand and the controlling shareholder on the other, the Supervisory Board is therefore of the opinion that it has an appropriate number of independent members to represent the shareholders. Prof. Dr. Gerhard Schmidt was deemed not to be independent from the Company and the Management Board within the meaning of clause C.7 DCGK as at 31 December 2024.

Diversity policies and requirement profiles were set for both the Supervisory Board and the Management Board (Gov-Select), taking into account the DCGK recommendations (see → [2024 Annual Report, page 94 et seq.](#)). The nomination and selection procedures applicable to the Supervisory Board and its committees are set out in the Articles of Association of Branicks Group AG. The majority of the members of the executive and non-executive boards (six out of ten) possess skills with reference to environmental and social topics. Since Branicks Group AG published its first sustainability report in 2012, ESG topics have steadily become more important, which is also reflected in the deliberations of the board members. All past and especially present Board members have participated actively in discussions and debates about these issues. Several members of the Supervisory Board are also directly in charge of sustainability in their companies in their main professional capacities.

Conflicts of interest (Gov-Col)

Supervisory Board members declare conflicts of interest that arise while carrying out their duties in accordance with the DCGK. Disclosures on any conflicts of interest are made in the → [2024 Annual Report \(page 24\)](#). The Supervisory Board, in conjunction with the Management Board, in December 2024 issued the annual Declaration of Compliance in accordance with section 161 of the AktG on the recommendations of the DCGK, taking into account its amendments. It was published on the Company's website in the Corporate Governance section, including the applicable exceptions.

EPRA sustainability performance measures

EPRA Sustainability Best Practice Recommendations

The performance measures and notes on Environmental, Social and Governance (ESG) aspects were prepared in accordance with the Sustainability Best Practice Recommendations (sBPR) (4th version, 2024) of the European Public Real Estate Association (EPRA) for the 2023 and 2024 financial years of the Branicks Group AG.

The separate EPRA disclosures include the overarching recommendations and performance indicators for the relevant sustainability topic.

Commercial Portfolio data and Portfolio performance measures – EPRA Sustainability Performance Measures: Environment Portfolio												
Area	EPRA code	Indicator	Unit	Total			Office			Logistics and other uses		
				2023	2024	Δ	2023	2024	Δ	2023	2024	Δ
Portfolio		Total number of properties	Number	158	129	–18%	57	57	0%	101	72	–29%
		Floorspace	sqm	1,712,240	1,251,809	–27%	455,152	450,040	–1%	1,257,088	801,768	–36%
		Market value	EUR million	3,456	2,605	–25%	1,341	1,066	–21%	2,115	1,540	–27%
Energy	Elec-Abs	Total electricity consumption for landlord shared services	kWh/year	13,498,494	9,719,720	–28%	8,234,940	7,680,864	–7%	5,263,554	2,038,857	–61%
		of which, renewable energy	kWh/year	12,636,175	9,418,068	–25%	8,013,478	7,438,381	–7%	4,622,698	1,979,687	–57%
			%	94%	97%		97%	97%		88%	97%	
		Landlord-obtained electricity consumed in tenant areas	%	0	0	0%	0	0	0%	0	0	0%
		Total landlord-obtained electricity consumption	kWh/year	13,498,494	9,719,720	–28%	8,234,940	7,680,864	–7%	5,263,554	2,038,857	–61%
		of which, renewable energy	kWh/year	12,636,175	9,418,068	–25%	8,013,478	7,438,381	–7%	4,622,698	1,979,687	–57%
			%	94%	97%		97%	97%		88%	97%	
		Total tenant-obtained electricity consumption	kWh/year	80,384,767	58,209,505	–28%	18,923,179	18,854,233	–0%	61,461,588	39,355,271	–36%
		of which, renewable energy	kWh/year	16,094,742	33,357,280	107%	8,686,502	11,931,595	37%	7,408,240	21,425,685	189%
			%	20%	57%		46%	63%		12%	54%	
		Total electricity consumption	kWh/year	93,883,261	67,929,225	–28%	27,158,119	26,535,097	–2%	66,725,142	41,394,128	–38%
		of which, renewable energy	kWh/year	28,730,917	42,775,348	49%	16,699,980	19,369,976	16%	12,030,937	13,911,282	16%
			%	31%	63%		61%	73%		18%	34%	
		Number of properties analysed	kWh/year	158	129	–18%	57	57	0%	101	72	
		by floorspace	kWh/year	1,712,240	1,251,809	–27%	455,152	450,040	–1%	1,257,088	801,768	
		Coverage as a % of total floorspace	%	100%	100%		100%	100%		100%	100%	
		Proportion of consumption data estimated	%	14%	18%		8%	10%		16%	23%	

Commercial Portfolio data and Portfolio performance measures – EPRA Sustainability Performance Measures: Environment Portfolio												
Area	EPRA code	Indicator	Unit	Total			Office			Logistics and other uses		
				2023	2024	Δ	2023	2024	Δ	2023	2024	Δ
Energy	Elec-Lfl	Like-for-like total electricity consumption for landlord shared services	kWh/year	11,618,468	9,719,720	–16%	8,234,940	7,680,864	–7%	3,383,528	2,038,857	–40%
		of which, renewable energy	kWh/year	10,983,262	9,418,068	–14%	8,013,478	7,438,381	–7%	2,969,784	1,979,687	–33%
			%	95%	97%		97%	97%		88%	97%	
		Like-for like landlord-obtained electricity consumed in tenant areas	kWh/year	0	0	0%	0	0	0%	0	0	0%
		Like-for-like total landlord-obtained electricity consumption	kWh/year	11,618,468	9,719,720	–16%	8,234,940	7,680,864	–7%	3,383,528	2,038,857	–40%
		of which, renewable energy	kWh/year	10,983,262	9,418,068	–14%	8,013,478	7,438,381	–7%	2,969,784	1,979,687	–33%
			%	95%	97%		97%	97%		88%	97%	
		Like-for like total tenant-obtained electricity consumption	kWh/year	60,917,749	58,057,939	–5%	18,923,179	18,854,233	–0%	41,994,569	39,203,705	–7%
		of which, renewable energy	kWh/year	12,800,417	33,357,280	161%	8,686,502	11,931,595	37%	4,113,914	21,425,685	421%
			%	21%	57%		46%	63%		10%	55%	
		Like-for-like total electricity consumption	kWh/year	72,536,216	67,777,659	–7%	27,158,119	26,535,097	–2%	45,378,098	41,242,562	–9%
		of which, renewable energy	kWh/year	23,783,678	42,775,348	80%	16,699,980	19,369,976	16%	7,083,698	23,405,372	230%
			%	33%	63%		61%	73%		16%	57%	
		Number of properties analysed	Number	128			57			71		
		by floorspace	sqm	1,241,724			450,040			791,684		
		Coverage as a % of total floorspace (2024)	%	99%			100%			99%		
		Proportion of consumption data estimated (lfl)	%	10%	19%		5%	8%		14%	26%	
	DH&C-Abs	Total landlord-obtained district heating & cooling consumption (consumed in tenant areas)	kWh/year	17,796,555	16,958,426	–5%	10,272,348	9,992,175	–3%	7,524,206	6,966,250	–7%
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Total tenant-obtained district heating & cooling consumption	kWh/year	16,911,818	11,546,306	–32%	9,418,281	9,617,161	2%	7,493,537	1,929,145	–74%
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Total district heating & cooling consumption	kWh/year	34,708,372	28,504,732	–18%	19,690,629	19,609,336	–0%	15,017,743	8,895,395	–41%
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Number of properties analysed	Number	54	47	–13%	31	31	0%	23	16	–30%
		by floorspace	sqm	456,100	379,766	–17%	247,382	247,463	0%	208,719	132,303	–37%
		Coverage as a % of total floorspace	%	27%	30%		54%	55%		17%	17%	
		Proportion of consumption data estimated	%	22%	9%		6%	10%		43%	8%	

Commercial Portfolio data and Portfolio performance measures – EPRA Sustainability Performance Measures: Environment Portfolio												
Area	EPRA code	Indicator	Unit	Total			Office			Logistics and other uses		
				2023	2024	Δ	2023	2024	Δ	2023	2024	Δ
DH&C-Lfl		Like-for-like landlord-obtained district heating & cooling consumption (consumed in tenant areas)	kWh/year	17,623,059	16,958,426	−4%	10,272,348	9,992,175	−3%	7,350,710	6,966,250	−5%
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Like-for-like tenant-obtained district heating & cooling consumption (consumed in tenant areas)	kWh/year	11,199,726	11,546,306	3%	9,418,281	9,617,161		1,781,445	1,929,145	
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Like-for-like total district heating & cooling consumption (consumed in tenant areas)	kWh/year	28,822,784	28,504,732	−1%	19,690,629	19,609,336		9,132,155	8,895,395	
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Number of properties analysed	Number	47			31			16		
		by floorspace	sqm	379,766			247,463			132,303		
		Coverage as a % of total floorspace	%	0%			0%			0%		
		Proportion of consumption data estimated (lfl)	%	6%	9%		6%	10%		13%	8%	

Commercial Portfolio data and Portfolio performance measures – EPRA Sustainability Performance Measures: Environment Portfolio

Area	EPRA code	Indicator	Unit	Total			Office			Logistics and other uses		
				2023	2024	Δ	2023	2024	Δ	2023	2024	Δ
Fuels-Abs		Total landlord-obtained fuel consumption (consumed in tenant areas)	kWh/year	31,735,780	26,803,019	-16%	13,783,277	14,049,716	2%	17,952,502	12,753,303	-29%
		of which, natural gas	kWh/year	30,490,070	25,480,477	-16%	13,129,794	13,319,400	1%	17,360,276	12,161,077	-30%
			%	96%	95%		41%	50%		55%	45%	
		of which, heating oil	kWh/year	1,245,709	1,322,542	6%	653,483	730,316	12%	592,226	592,226	0%
			%	4%	5%		2%	3%		2%	2%	
		of which, liquified petroleum gas (LPG)	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Total tenant-obtained fuel consumption	kWh/year	28,895,530	13,604,646	-53%	2,296,504	2,282,238		26,599,026	11,322,408	
		of which, natural gas	kWh/year	27,509,760	13,303,198	-52%	2,296,504	2,282,238	-1%	25,213,256	11,020,960	-56%
			%	95%	98%		8%	17%		87%	81%	
		of which, heating oil	kWh/year	105,735	0	-100%	0	0	0%	105,735	0	-100%
			%	0%	0%		0%	0%		0%	0%	
		of which, liquified petroleum gas (LPG)	kWh/year	1,280,036	301,448	-76%	0	0	0%	1,280,036	301,448	-76%
			%	4%	1%		0%	0%		4%	1%	
		of which, renewable energy	kWh/year	0	0		0	0		0	0	
			%	0%	0%		0%	0%		0%	0%	
		Total fuel consumption	kWh/year	60,631,310	40,407,666	-33%	16,079,781	16,331,955		44,551,529	24,075,711	
		of which, natural gas	kWh/year	57,999,830	38,783,675	-33%	15,426,298	15,601,639	1%	42,573,532	23,182,037	-46%
			%	96%	96%		25%	39%		70%	57%	
		of which, heating oil	kWh/year	1,351,444	1,322,542	-2%	653,483	730,316	12%	697,961	592,226	-15%
			%	2%	3%		1%	2%		1%	1%	
		of which, liquified petroleum gas (LPG)	kWh/year	1,280,036	301,448	-76%	0	0	0%	1,280,036	301,448	-76%
			%	2%	1%		0%	0%		2%	1%	
		of which, renewable energy	kWh/year	0	0		0	0		0	0	
			%	0%	0%		0%	0%		0%	0%	
		Number of properties analysed	Number	104	82	-21%	26	26	0%	78	56	-28%
		by floorspace	sqm	1,256,140	872,042	-31%	207,771	202,577	-2%	1,048,369	669,465	-36%
		Coverage as a % of total floorspace	%	73%	70%		46%	45%		83%	83%	
		Proportion of consumption data estimated	%	14%	25%		6%	8%		17%	37%	

Commercial Portfolio data and Portfolio performance measures – EPRA Sustainability Performance Measures: Environment Portfolio

Area	EPRA code	Indicator	Unit	Total			Office			Logistics and other uses		
				2023	2024	Δ	2023	2024	Δ	2023	2024	Δ
Fuels-Lfl		Like-for-like landlord-obtained fuel consumption (consumed in tenant areas)	kWh/year	27,463,914	26,305,390	−4%	13,922,855	14,049,716	1%	13,541,059	12,255,674	−9%
		of which, natural gas	kWh/year	26,218,205	24,982,848	−5%	13,269,372	13,319,400	0%	12,948,832	11,663,448	−10%
			%	95%	95%		95%	95%		96%	95%	
		of which, heating oil	kWh/year	1,245,709	1,322,542	6%	653,483	730,316	12%	592,226	592,226	0%
			%	5%	5%		5%	5%		4%	5%	
		of which, liquified petroleum gas (LPG)	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Like-for-like tenant-obtained fuel consumption	kWh/year	14,544,956	13,604,646	−6%	2,156,926	2,282,238	6%	12,388,030	11,322,408	−9%
		of which, natural gas	kWh/year	14,158,591	13,303,198	−6%	2,156,926	2,282,238	6%	12,001,665	11,020,960	−8%
			%	97%	98%		100%	100%		97%	97%	
		of which, heating oil	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		of which, liquified petroleum gas (LPG)	kWh/year	386,365	301,448	−22%	0	0	0%	386,365	301,448	−22%
			%	3%	2%		0%	0%		3%	3%	
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Like-for-like total fuel consumption	kWh/year	42,008,870	39,910,037	−5%	16,079,781	16,331,955		25,929,089	23,578,082	
		of which, natural gas	kWh/year	40,376,796	38,286,046	−5%	15,426,298	15,601,639	1%	24,950,498	22,684,408	−9%
			%	96%	96%		96%	96%		96%	96%	
		of which, heating oil	kWh/year	1,245,709	1,322,542	6%	653,483	730,316	12%	592,226	592,226	0%
			%	3%	3%		4%	4%		2%	3%	
		of which, liquified petroleum gas (LPG)	kWh/year	386,365	301,448	−22%	0	0	0%	386,365	301,448	−22%
			%	1%	1%		0%	0%		1%	1%	
		of which, renewable energy	kWh/year	0	0	0%	0	0	0%	0	0	0%
			%	0%	0%		0%	0%		0%	0%	
		Number of properties analysed	Number	81			26			55		
		by floorspace	sqm	861,958			202,577			659,380		
		Coverage as a % of total floorspace (2024)	%	69%			45%			82%		
		Proportion of consumption data estimated (Lfl)	%	8%	26%		1%	8%		13%	38%	
Energy-Int		Buildings energy intensity	kWh/sqm	110.5	109.3	−1%	138.3	138.8	0%	100.5	92.8	−8%

Commercial Portfolio data and Portfolio performance measures – EPRA Sustainability Performance Measures: Environment Portfolio												
Area	EPRA code	Indicator	Unit	Total			Office			Logistics and other uses		
				2023	2024	Δ	2023	2024	Δ	2023	2024	Δ
Emissions	GHG-Dir-Abs	Direct scope 1 (total) GHG emissions (location based)	t CO ₂ e/year	7,590	6,431	–15%	3,305	3,374	2%	4,285	3,057	–29%
	GHG-Indir-Abs	Indirect scope 2 (total) GHG emissions (location based)	t CO ₂ e/year	11,479	9,708	–15%	6,823	6,589	–3%	4,656	3,118	–33%
		Indirect scope 2 (total) GHG emissions (market based)	t CO ₂ e/year	6,427	5,943	–8%	3,620	3,616	–0%	2,808	2,327	–17%
		Other indirect scope 3 (total) GHG emissions (location based)	t CO ₂ e/year	47,830	32,783	–31%	11,859	11,981	1%	35,971	20,802	–42%
		Other indirect scope 3 (total) GHG emissions (market based)	t CO ₂ e/year	41,395	19,449	–53%	8,386	7,212	–14%	33,009	12,237	–63%
	GHG-Int	Buildings greenhouse gas (GHG) emissions intensity (location based)	kg CO₂e/sqm	39.1	39.1	0%	48.3	48.8	1%	35.7	33.6	–6%
Water	Water-Abs	Total water consumption	m³	354,832	325,590	–8%	100,924	102,858	2%	253,908	222,732	–12%
		Number of properties analysed	Number	158	129	–18%	57	57	0%	101	72	–29%
		by floorspace	sqm	1,712,240	1,251,809	–27%	455,152	450,040	–1%	1,257,088	801,768	–36%
		Coverage as a % of total floorspace	%	100%	100%	0%	100%	100%	0%	100%	100%	0%
		Proportion of consumption data estimated	%	37%	33%		4%	6%		47%	46%	
	Water-LfL	Like-for-like water consumption	m³	315,357	324,878	3%	100,924	102,858	2%	214,433	222,020	4%
		Number of properties analysed	Number	128			57			71		
		by floorspace	sqm	1,241,724			450,040			791,684		
		Coverage as a % of total floorspace (2024)	%	99%			100%			99%		
		Proportion of consumption data estimated (Lfl)	%	36%	17%		4%	13%		51%	19%	
	Water-Int	Buildings water intensity	m³/sqm	0.21	0.26	26%	0.22	0.23	3%	0.20	0.28	38%
Waste	Waste-Abs	Total weight of waste by disposal route	t/year	k.A.	k.A.		k.A.	k.A.		k.A.	k.A.	
	Waste-LfL	Like-for-like weight of waste by disposal route	t/year	k.A.	k.A.		k.A.	k.A.		k.A.	k.A.	
Certified assets	Cert-Tot	Number of sustainably certified assets	Number	37	31	–16%	9	10	11%	28	21	–25%
		Number of sustainably certified assets as a % of floorspace	%	39%	40%	4%	21%	24%	13%	45%	49%	10%
		Number of sustainably certified assets as a % of market value	%	45%	53%	17%	38%	43%	12%	50%	63%	26%

Branicks Group AG performance measures – EPRA Sustainability Performance Measures: Social and Governance					
Area	EPRA code	Indicator	Unit	2023	2024
Gender f = female m = male	Employees	Diversity-Emp	Employee gender diversity		
			Supervisory Board	%	17f/83m
			Management Board	%	25f/75m
			Executive level	%	38f/62m
			Employees without managerial functions	%	53f/47m
			Employees below Management Board level	%	52f/48m
		Diversity-Pay	Gender-specific pay gap		
			Executive level	%	–7.6
			Employees not in executive roles	%	–31.4
			Employees with similar duties	%	1.4
		Emp-Training	Employee training and development	Hours/employee	11.88
		Emp-Dev	Employee performance appraisals	%	100
	Emp-Turnover		Employees	Number	300
			Employee turnover and retention		
			Number of joiners	Number	85
			Joiners %	%	28.3
			Number of leavers	Number	112
			Leavers %	%	23.5
		H&S-Emp	Health and safety employees		
			Injury rate	Ratio	1.23
			Lost day rate	Ratio	2.88
			Absentee rate	%	5.3
			Number of work-related fatalities	Number	0
	Properties	H&S-Asset	Number of properties with H&S assessments	%	100
		H&S-Comp	Number of H&S non-compliance incidents	Number	0
		Comty-Eng	Local community engagement programmes or the number of buildings located near public transport hubs	%	86.7
Supervisory Board and Management Board	Gov-Board		Composition of the highest governing boards		
			Number of members of the non-executive board (Supervisory Board)	Number	6
			Number of members of the executive board (Management Board)	Number	4
			Average term of office of non-executive board (Supervisory Board) members	Years	6.8
			Average term of office of executive board (Management Board) members	Years	4.5
			Board members (non-executive and executive boards) with expertise and experience of environmental and social topics	Number	6
	Gov-Select	Process used for selecting and appointing the highest governing body	Process description	s. 2023 AR, p. 100–105	s. 2024 AR, p. 94–99
	Gov-Col	Process for resolving conflicts of interest	Process description	s. 2023 AR, p. 29 a. 104	s. 2024 AR, p. 24 a. 98

Additional publications
AR = → [Annual Report](#)

Branicks Group AG regional offices performance measures – EPRA Sustainability Performance Measures: Environment Company						
Area	EPRA code	Indicator	Unit	2023	2024	Δ
Energy		Number of regional offices	Number	9	9	0%
		Floorspace	qm	13,836	14,769	7%
	Elec-Abs	Total electricity consumption	kWh/year	997,555	1,029,686	3%
		of which, renewable energy	%	81.6%	89.2%	9%
		Number of regional offices analysed	Number	9	9	0%
	Elec-LfL	Like-for-like electricity consumption	kWh/year	432,931	434,338	0%
		of which, renewable energy	%	99.3%	99.5%	0%
		Number of regional offices analysed	Number	7	7	0%
	DH&C-Abs	Total district heating & cooling consumption	kWh/year	594,228	568,647	−4%
		of which, renewable energy	%	0%	0%	0%
		Number of regional offices analysed	Number	8	8	0%
	DH&C-LfL	Like-for-like total district heating and cooling consumption	kWh/year	178,836	170,330	−5%
		of which, renewable energy	%	0%	0%	0%
		Number of regional offices analysed	Number	6	6	0%
	Energy-Int	Buildings energy intensity	kWh/qm	115	108	−6%
Emissions	GHG-Dir-Abs	Direct scope 1 (total) GHG emissions (location based)	t CO ₂ e/year	0	0	0%
	GHG-Indir-Abs	Indirect scope 2 (total) GHG emissions (location based)	t CO ₂ e/year	329	352	7%
		Indirect scope 2 (total) GHG emissions (market based)	t CO ₂ e/year	67	72	6%
	GHG-Indir-Abs	Other indirect scope 3 (total) GHG emissions (location based)	t CO ₂ e/year	298	287	−4%
		Other indirect scope 3 (total) GHG emissions (market based)	t CO ₂ e/year	220	200	−9%
	GHG-Int	Buildings greenhouse gas (GHG) emissions intensity (location based)	kg CO ₂ e/qm	45.3	43.2	−5%
Water	Water-Abs	Total water consumption	m ³	4,600	4,502	−2%
		Number of regional offices analysed	Number	9	9	
	Water-LfL	Like-for-like water consumption	m ³	3,432	3,383	−1%
		Number of regional offices analysed	Number	7	7	
	Water-Int	Buildings water intensity	m ³ /qm	0.33	0.30	−8%
Waste	Waste-Abs	Total weight of waste by disposal route	tonnes/year	117.86	107.54	−9%
		of which, recycling	%	78%	85%	10%
		of which, composting	%	0%	0%	0%
		of which, for waste incineration	%	10%	9%	−15%
		of which, for landfill	%	12%	6%	−51%
	Waste-LfL	Like-for-like weight of waste by disposal route	tonnes/year	38.23	37.80	−1%
		of which, recycling	%	62%	63%	1%
		of which, composting	%	0%	0%	0%
		of which, for waste incineration	%	23%	25%	7%
		of which, for landfill	%	15%	12%	−15%
Certified assets	Cert-Tot	Number of regional offices with sustainably certified assets	Number	2	4	100%

Legal notice

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Note

For computational reasons, rounding differences from the exact mathematical values calculated (in EUR thousand, % etc.) may occur in tables and cross-references.

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