SIEMENS

Data Sheet

Sustainability Manager

Building X



The Building X Sustainability Manager empowers portfolio owners to achieve their sustainability and NetZero aspirations. The application offers swift insights into your entire building portfolio's environmental footprint, focusing on energy, emissions, waste, and water. By drawing data from utilities, third-party providers, building management systems, and cloud apps, it seamlessly aligns your portfolio's performance with targets and certifications. It further equips you with streamlined emissions reporting, renewable energy tracking, and monitoring of actual spending and usage. Crucially, the app helps plan and prioritize improvement measures and projects that deliver maximum impact towards your goals, while also identifying local emissions law compliance risks and estimating potential penalties.

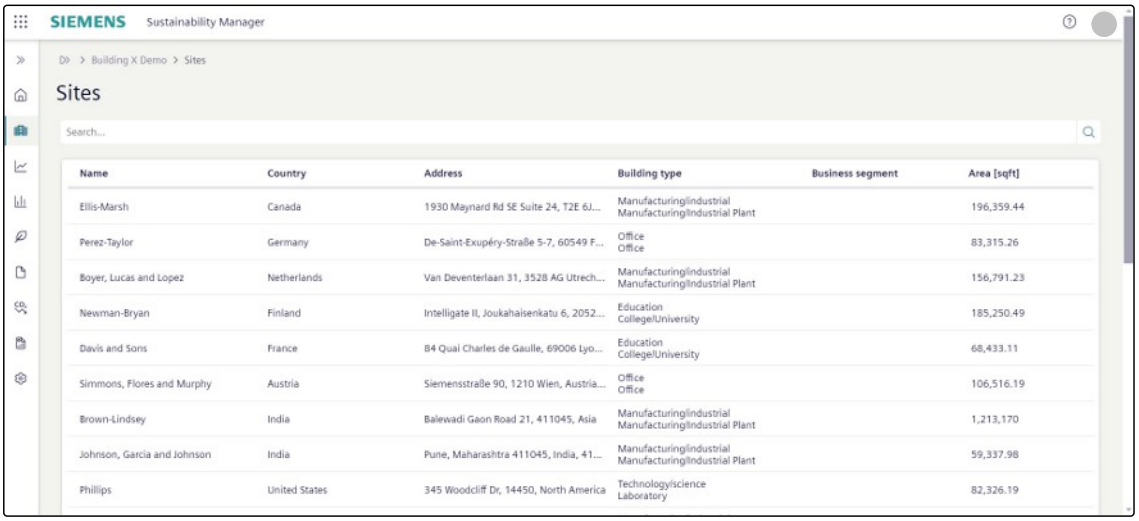
- Holistic Energy, Waste, and Water Assessment
- In-Depth Reporting for Carbon Emissions
- Guided Advisor for Decarbonization and Energy Reduction Measures
- Streamlined Regulatory Compliance & Reporting for All Utilities
- Efficient Utility Contract Tracking across the Board
- Strategic Benchmarking & Planning for Net-Zero Targets & Certifications
- A Unified Solution for Sustainable Growth and Positive Impact
- Analytics on energy consumption

buildingx.siemens.com

Functions

Sites/Portfolio Overview *(Essential, Standard, Premium)*

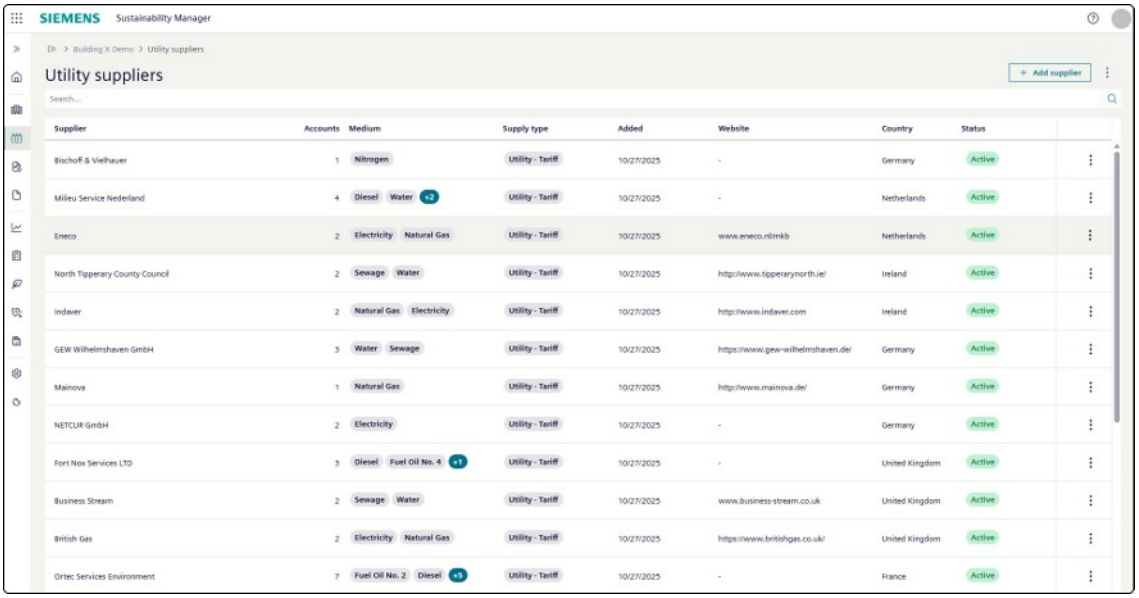
Sustainability Manager provides an overview of the entire building portfolio, a breakdown of the portfolio such as by building type, business segment, or country.



Utility Suppliers Overview *(Essential, Standard, Premium)*

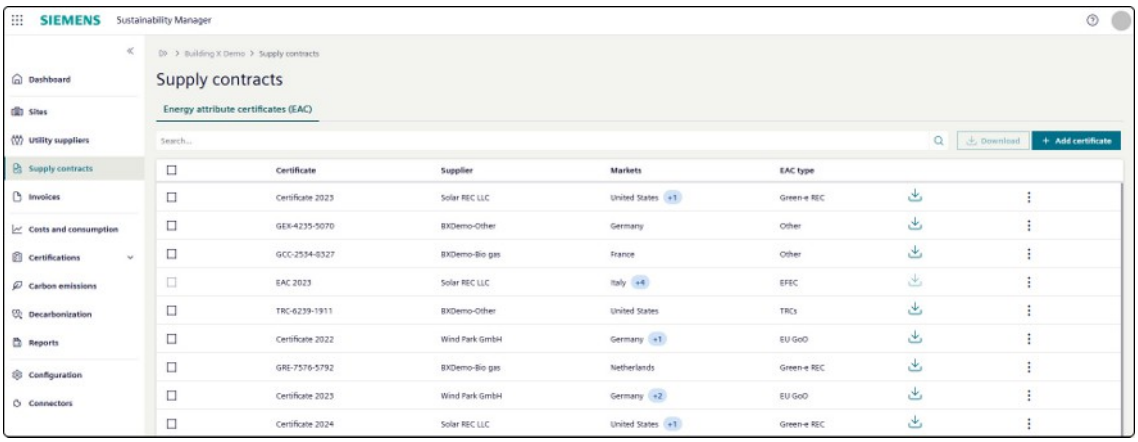
Sustainability Manager provides comprehensive utility supplier management capabilities. Users can easily add and manage suppliers by selecting from an extensive global **Sustainability Manager** database and associating them with their organization. For each supplier, users can create and manage multiple supplier accounts — covering services such as electricity, natural gas, water, and more.

At the supplier account level, users can define custom emission factors based on actual electricity purchases, including supplier-specific contracts and energy mix data. This enables precise calculation of market-based emissions, aligned with reporting standards such as the GHG Protocol.



Supply Contract Management *(Essential, Standard, Premium)*

Managing the utility supply vendors in a large building portfolio can be overwhelming. The connector to the Siemens SupplyLine tool provides an overview of all vendor contracts across the building portfolio including the contract type and expiration date, thereby supporting the procurement teams to navigate through their contracts. Active contracts can be downloaded from the platform. This feature is available for SupplyLine customers only.



Invoice Management *(Essential, Standard, Premium)*

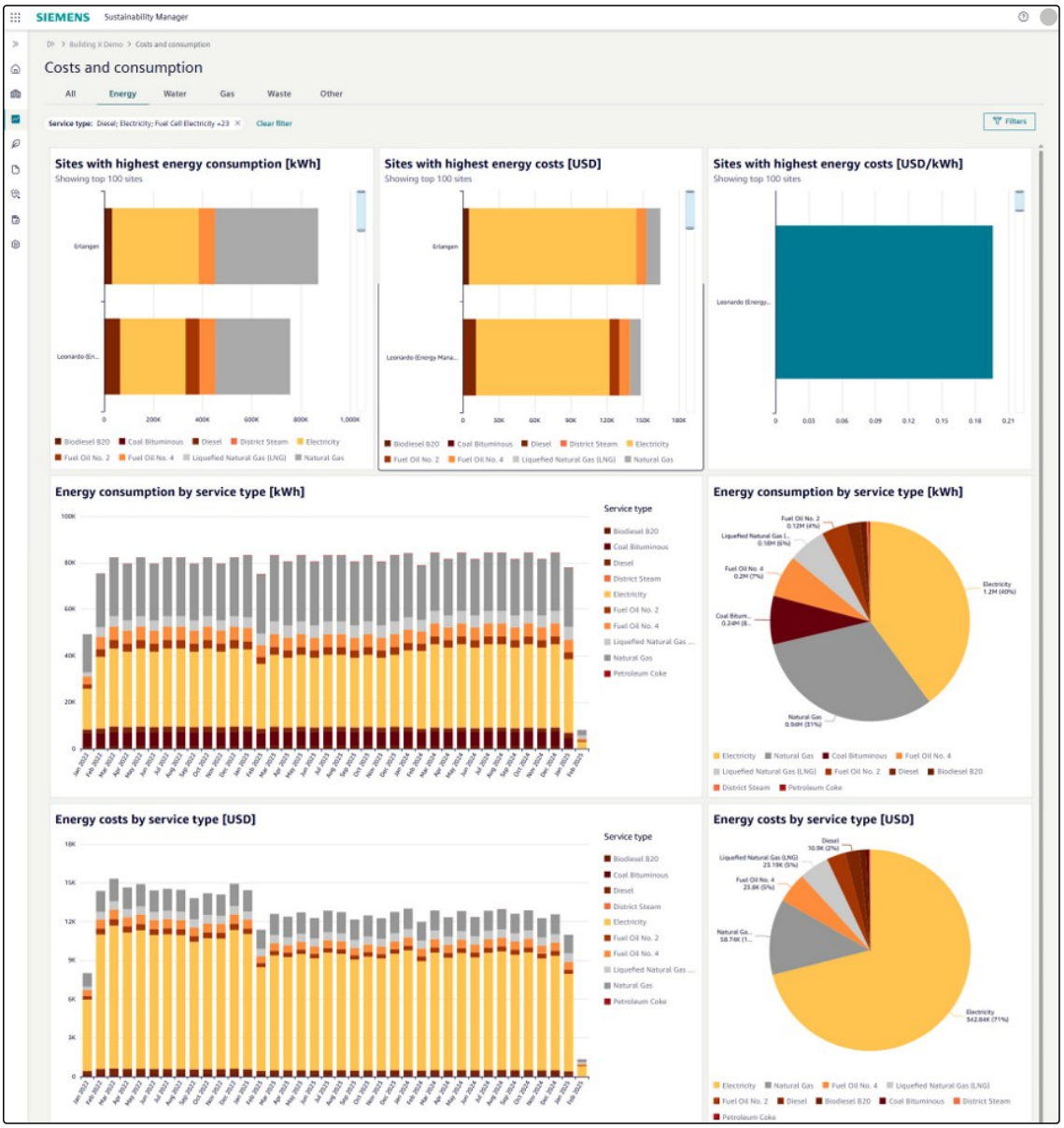
Sustainability Manager offers a unified invoice management solution, providing a single interface to manage all utility invoices. It includes centralized document storage for all PDF invoices, which can also be downloaded directly from the platform. The tool supports a wide range of service types, including electricity, various fossil fuels, district heating and cooling, water and gases. Users can input data in multiple consumption units and choose from over 40 different currencies.



Cost & Consumption Analysis *(Essential, Standard, Premium)*

The Sustainability Manager provides full transparency into the energy, water, gas, and waste consumption and costs across entire building portfolios, helping portfolio owners improve energy efficiency and achieve their sustainability goals. It draws data from utility invoices and metered interval data systems to deliver precise, portfolio-wide insights.

To ensure comparability, the platform standardizes both consumption units and cost data. Costs from different currencies are converted into a unified currency, and users can select their preferred units and currency (for energy, water, gas, waste, and area) to customize how data is displayed in the dashboards.

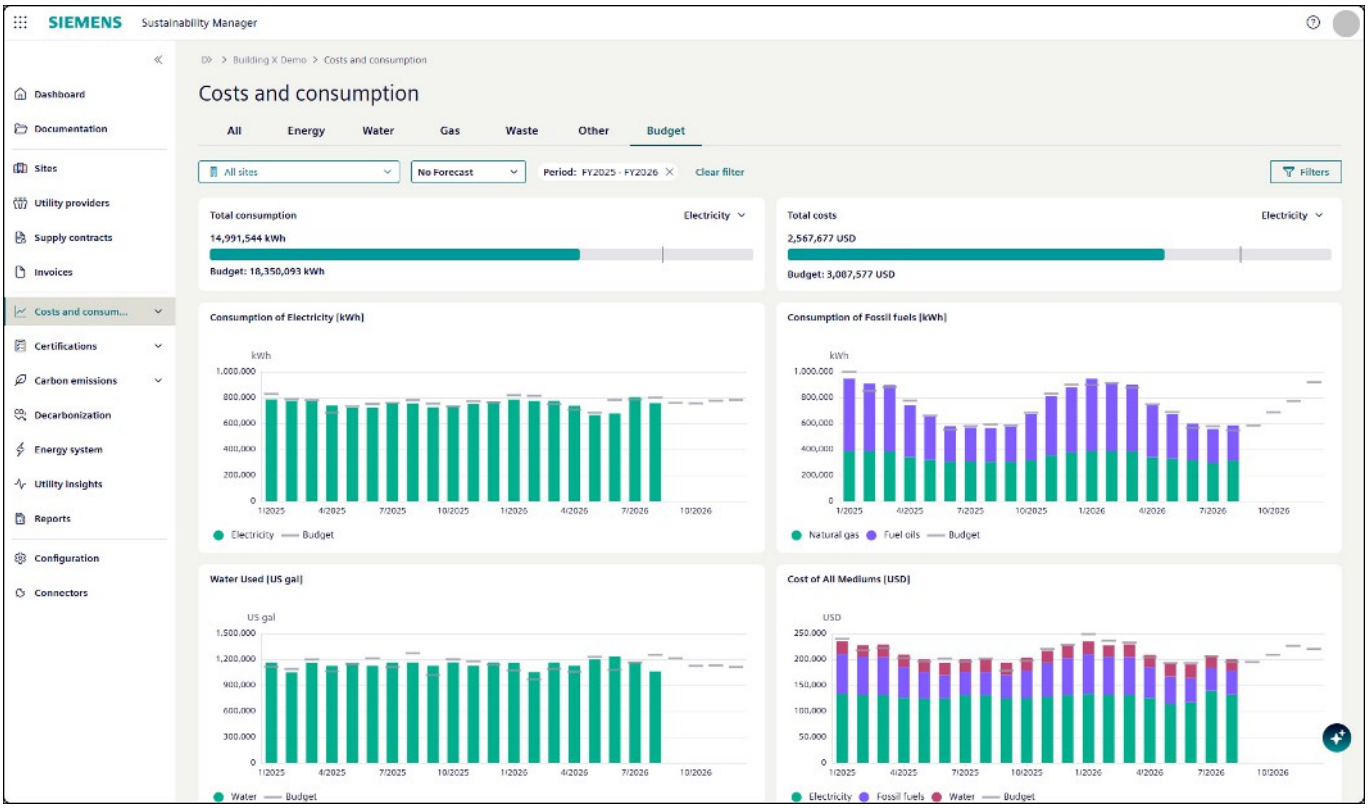


Reporting *(Essential, Standard, Premium)*

Sustainability Manager enables users to generate reports using a selection of pre-defined Excel and PDF templates. Users can create reports for Sites overview, costs & consumption, utility bill, emission factors, and GHG emission reports. Users can further specify details such as reporting period range, currency, units, sites, and other relevant data to tailor the reports.

Budget planning & analysis *(Standard, Premium)*

Gain financial oversight and track performance against commercial limits with the Sustainability Manager's Budget Planning and Consumption Analysis. Easily import or define budget data for costs and consumption, enabling direct visual comparison of actual or forecasted value against planned targets within a dedicated sub-page.

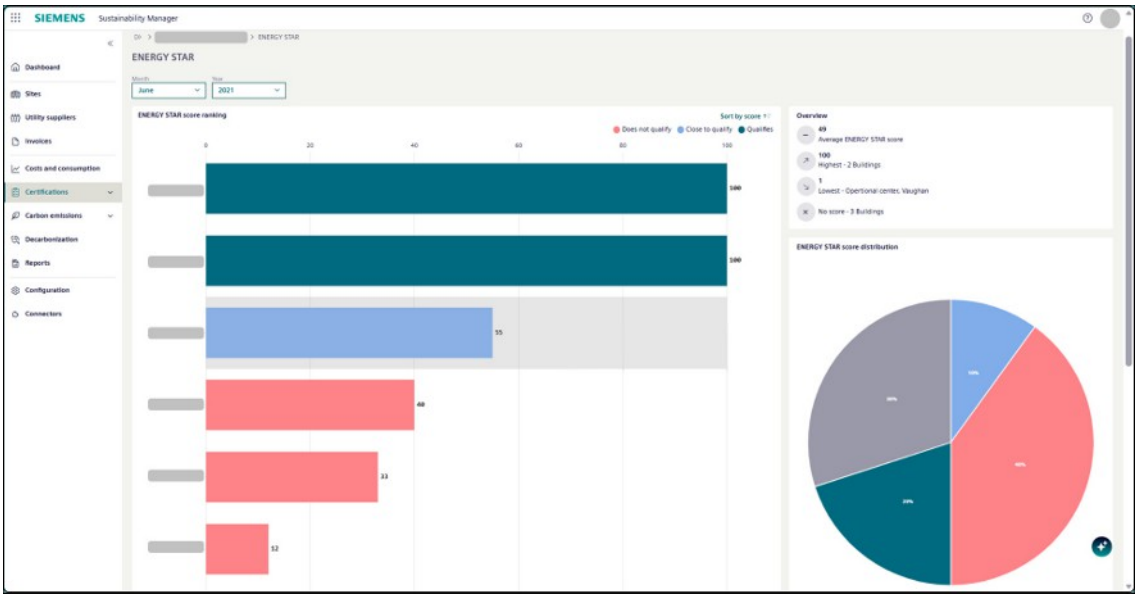


Document Storage *(Standard, Premium)*

Eliminate critical program document chaos with the Sustainability Manager's integrated document storage. This feature provides a easy to use repositories for all essential reports, summaries and documentation. Hence significantly reducing email dependency and parallel alternative storage for users.

Certifications: EnergyStar *(Standard, Premium)*

Users can compare and benchmark building performance with widely accepted EnergyStar schemes and scores. Building X Sustainability Manager allows to easily connect your building portfolio with the Energy Star Portfolio Manager allowing to analyze Energy Star scores from zero to 100.



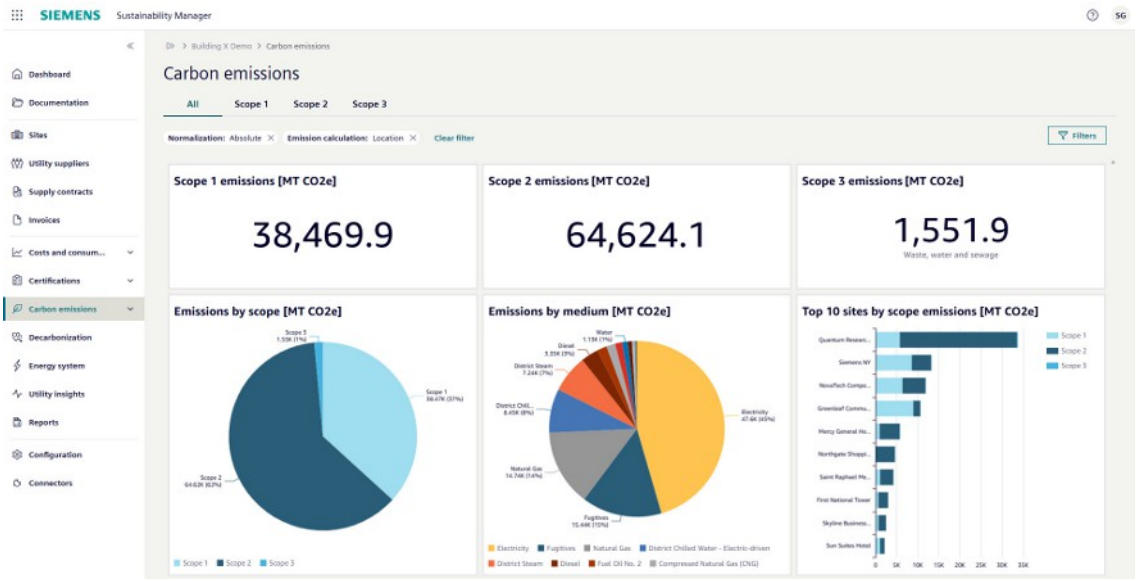
Carbon Emissions Analysis *(Standard, Premium)*

Sustainability Manager calculates carbon emissions by both location and market-based accounting for their respective Scope 1 and 2 emissions.

The location-based method calculates emissions based on the emissions intensity of the local grid area where the electricity usage occurs. It includes an extensive database of location-based emission factors, supporting accurate carbon calculations across global portfolios. It covers electricity emission factors from sources such as the International Energy Agency (IEA) and the US EPA eGRID, as well as emission factors for various fossil fuels and other energy types, drawing from trusted sources like EnergyStar, DEFRA, and others.

The market-based method calculates emissions based on the electricity that organizations have chosen to purchase and by taking into account additional instruments like Renewable Energy Certificates (RECs), which can be allocated to specific sites for market-based carbon emission calculations. Sustainability Manager also supports the management of vendor-specific emission factors. Users can assign emission factors based on actual energy purchases directly to consumption data linked to specific vendor accounts.

A dedicated view of fugitive emissions allows users to track various sources, such as refrigerant leaks and methane from gas systems, with emissions recorded in CO_2 equivalents (CO_2e). Emission factors from IPCC AR5 and AR6 reports are directly integrated, ensuring accurate global warming potentials for relevant gases.



Waste Generation Monitoring and Reporting *(Standard, Premium)*

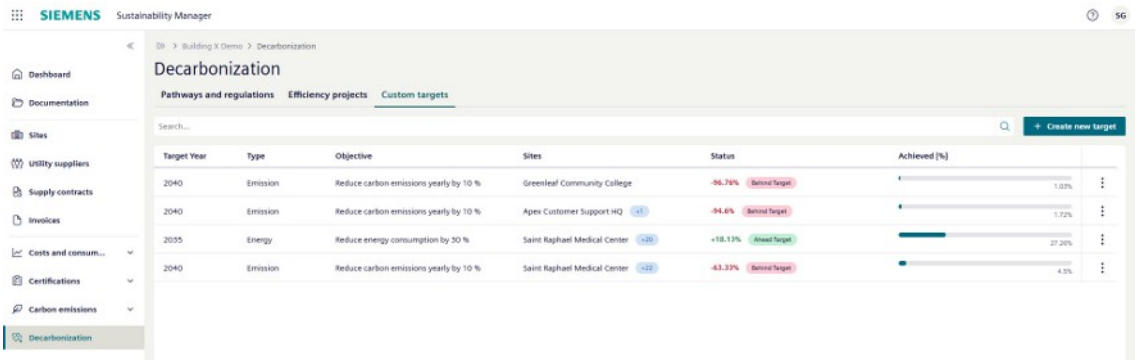
Gain comprehensive insights into waste generation, treatment, and associated emissions with an intuitive Waste Management Dashboard. Track waste by type, disposal method, and quantity, while automatically calculating and reporting CO2e emissions using integrated, scientifically sourced emission factors

Invoice Variance *(Premium)*

Building X Sustainability Manager Premium enables customers onboarded via Navigator connector to compare their metered electricity consumption (in kWh) with utility provider's invoiced consumption, flagging variances to aid billing discussions and prevent financial losses.

Decarbonization Management *(Premium)*

Sustainability Manager offers a comprehensive suite of tools to help customers plan and manage the decarbonization of their building portfolios. It delivers transparency on performance against global decarbonization pathways and regulations, while providing the tools needed to create and manage efficiency projects – empowering you to effectively plan and track your decarbonization journey.



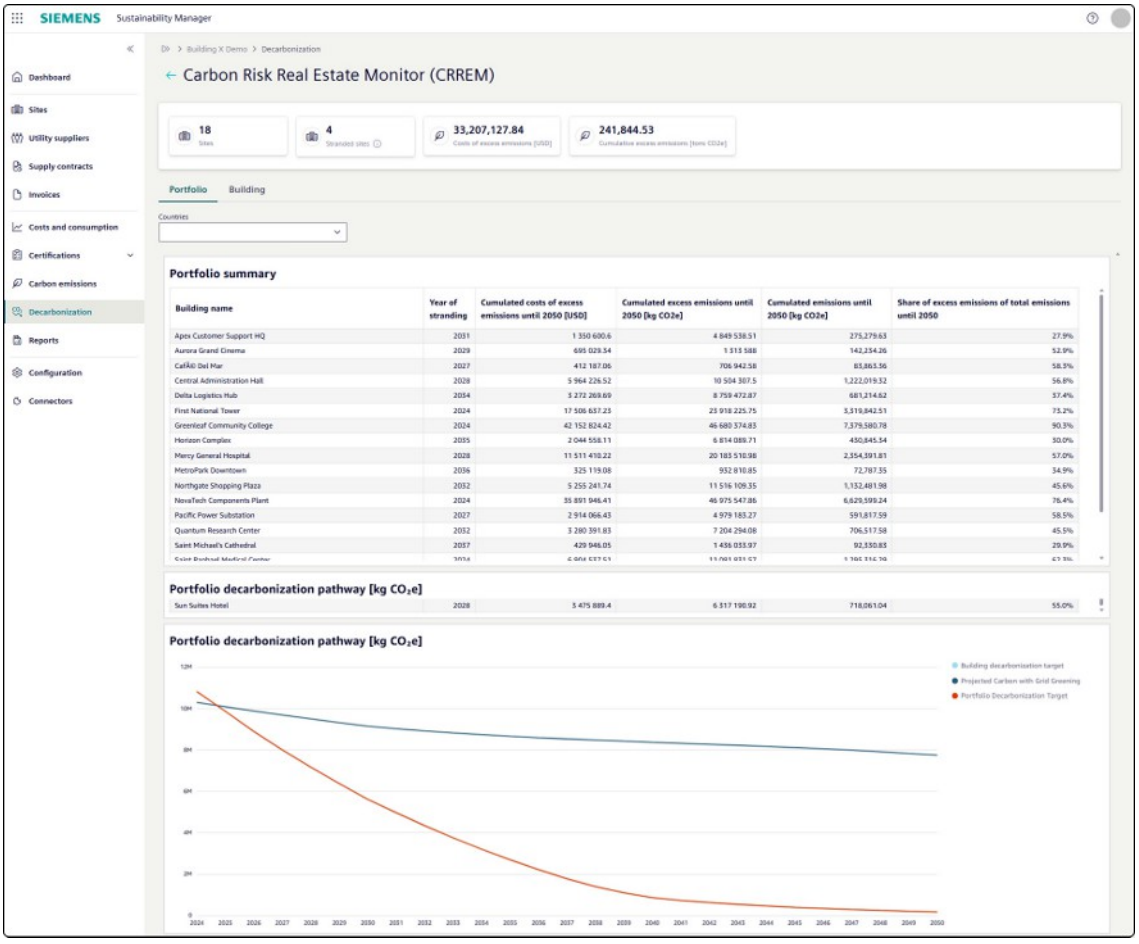
Decarbonization Target Tracking - Pathways and regulations *(Premium)*

Sustainability Manager provides multiple decarbonization target tracking initiatives that enable customers to gain insights into their building sustainability and support customers reaching their net-zero goals based on deep research decarbonization methodologies aligned with the climate goals of the UN Climate Change Conference (COP21) – The Paris Agreement. Currently, the following initiatives are implemented. **Carbon Risk Real Estate Monitoring (CRREM)**, the most widely adopted initiative used for European buildings and **Science-based Targets initiative (SBTi)**, and US-based **New York City Local Law 97**. Customers with their own unique net zero targets have the possibility to create customized tracking.

Carbon Risk Real Estate Monitoring (CRREM) *(Premium)*

Helps portfolio managers and sustainability managers to better understand where the building portfolio sits against the pathway that aligns with the Paris Agreement (COP21) in a globally consistent manner. Sustainability Manager provides overviews that show

1. if individual buildings exceed the carbon emissions allowed to comply with the 1.5°C goal of the Paris Agreement,
2. in which year (until 2050) a building gets stranded, meaning its carbon emissions exceed the emissions limit according to the sector's decarbonization target
3. the amount of excess emissions and the costs associated with the excess emissions.



Third party terms

Siemens will also provide CRREM II partners with the aggregated and anonymized results of your data and other customer data against the benchmarks (region and use type). CRREM is allowed to use such aggregated results for the purpose of:

(i) refinement and internal data quality assurance
(ii) marketing effort based on all aggregated and anonymized stats from all CRREM II partners.

Not withstanding reasonable efforts made by the IIÖ and CRREM II Partners to ensure accuracy of the CRREM Data, the CRREM Data is provided 'as is'. IIÖ on behalf of the CRREM II partners do not warrant or represent, express or implied, that the CRREM Data is accurate and/or complete, free of errors and/or sufficient and/or useful for its and/or Siemens purpose.

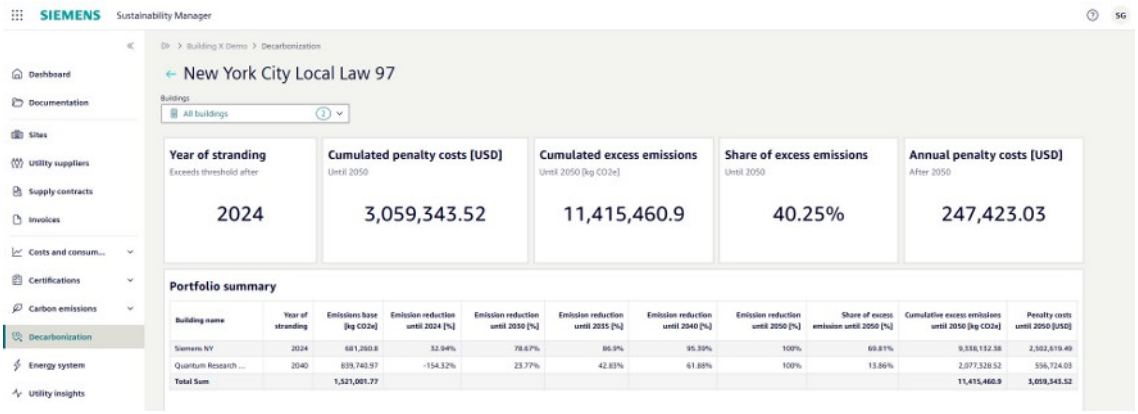
Science-based Target initiative (SBTi) *(Premium)*

Helps customers with building inside and outside of Europe to track their decarbonization goals by defining near-term and long-term (net-zero) emission targets. Like CRREM, this guides customers in their journey reaching 1.5°C-aligned buildings and building portfolios. Sustainability Manager provides overviews on portfolio and building level that show

1. which buildings currently exceed the carbon emissions limit according to the sector's decarbonization targets
2. the deviation of the current emissions to the base year target, near-term target, and long-term target carbon emissions limit.

New York City-based Local Law 97 *(Premium)*

New York City enacted LL97 in 2019 as part of the Climate Mobilization Act, with the main goal of achieving carbon neutrality by 2050. Buildings in NYC larger than 25’000 square feet are required to meet new energy efficiency and greenhouse gas emissions limits as of 2024. Hence, Sustainability Manager supports all customers with NYC-based buildings to monitor their building performance against emission limits, and track penalty payments per year and building. Emissions limits and penalties can even be tracked on tenant level in Sustainability Manager, providing customers a tool that tracks which tenants exceed emissions according to the LL97 regulation.



Efficiency Projects - Plan your Decarbonization Projects *(Premium)*

Sustainability Manager enables users to plan and monitor the decarbonization of their buildings by defining efficiency and retrofit projects. Customers can create and manage retrofit and efficiency projects by selecting measures from a library. For each project, users can define the investment costs as well as projected annual emission savings, annual cost savings, and annual energy savings. By tracking those indicators and managing its implementation status, facility and sustainability managers have full control over their retrofit projects and the impact of those projects towards reaching their net-zero target tracking targets.

Sustainability Manager basic functions *(Essential, Standard, Premium)*

Data Onboarding

Data onboarding is offered as a service and tailored to the customer’s provided data, customization needs, and training requirements. Multiple pathways are available for onboarding cost and consumption data:

- **Utility bill data**: Users can upload and manage their utility invoices directly within the app, either by uploading PDFs (and parsing the important data automatically using Building X’s AI) or using the provided Excel template for bulk invoice uploads. Alternatively, for selected regions, integration with Siemens’ utility bill management platform NBM is available via a dedicated data connector.
- **Data sync with Navigator**: Consumption from various mediums and waste data could be synchronized with Sustainability Manager through the Navigator connector
- **Data sync with Energy Manager**: Consumption and cost data from various mediums could be synchronized with Sustainability Manager through the Energy Manager connector. Hence ensuring a common data foundation

In addition, users can directly onboard and manage supplementary data – such as renewable energy certificates – within the application. Carbon emissions and related metrics are derived using standard emission factor databases integrated into the application.

Remote Web Access

Remotely accesses available web applications residing within the remote building automation control network at the connected site.

Building X Platform *(Essential, Standard, Premium)*

Accounts Application

Ability to manage users with a role-based access control. New users can be invited to access the Cloud Service and given appropriate access rights via user groups. Users can log in with two-factor authentication and manage their user account themselves. Data can be logically grouped into partitions and given access via user groups.

Data Hosting and Data Usage

Hosts and processes personal and non-personal data in data centers located in Europe. For information regarding processing of personal data and locations Customer may refer to the Data Privacy Terms: https://siemens.com/dpt

Ask Building X

Ability to ask questions in different languages about Building X technical information, utilizing GenAI.

Subscription

1) Default Subscription Plan if the customer purchases the subscription via the Siemens online store

Sustainability Manager is offered in three different subscription options:

- **Sustainability Manager Essential** subscription offers basic features around invoice management, costs & consumption tracking, and basic reporting functionalities. This subscription package is exclusively available for customers in the United States that are within SEM's NBM program.
- **Sustainability Manager Standard** subscription offers the basic features around cost and consumption tracking, carbon emissions, basic reporting functionalities, and management of invoices and energy supply contracts.
- **Sustainability Manager Premium** subscription adds the ability to track your decarbonization targets according to frameworks such as CRREM and SBTi and adds energy efficiency and retrofit measures to plan the decarbonization of your portfolio.

Customers participating in SEM's NBM program will subscribe to the equivalent **SEM Sustainability Dashboard** offering – Essential, Standard, or Premium – in place of a Sustainability Manager Essential/Standard/Premium subscription. Additionally, SEM Sustainability dashboard Standard and Premium customers also have the possibility to extract building, utility vendor account, consumption and cost data in monthly resolution, using Building X Sustainability Manager - Utility Data management API subscription.

	Essential	Standard	Premium
Functions			
Building X Platform	✓	✓	✓
Sustainability Manager basic functions	✓	✓	✓
Sites/Portfolio overview	✓	✓	✓
Utility Suppliers overview	✓	✓	✓
Supply contract management *Active Contracts / Procurement Plan*[1)]	✓	✓	✓
Invoice management	✓	✓	✓
Costs & Consumption analysis	✓	✓	✓
Reporting	✓	✓	✓
Budget planning & analysis	✗	✓	✓
Document storage	✗	✓	✓
Certifications: Energy Star	✗	✓	✓
Carbon emissions analysis	✗	✓	✓
Supply contract management *Renewable Energy Certificates*	✗	✓	✓
Waste generation monitoring and reporting	✗	✓	✓
Invoice variance	✗	✗	✓
Decarbonization Management *Carbon Risk Real Estate Monitoring (CRREM)* *Science-based Target initiative (SBTi)* *New York City-based Local Law 97*	✗	✗	✓
Decarbonization target tracking - Efficiency Projects	✗	✗	✓
Decarbonization target tracking - Custom targets	✗	✗	✓

	Essential	Standard	Premium
Efficiency projects	⊗	⊗	✓
Terms			
Subscription metric	per building per year		
Availability	Customers within United States that are within SEM's NBM program	Subscription Manager	Subscription Manager
Subscription term	Annually, auto-renewal		
Billing term	Annually, payment in advance		
Upscale	Effective immediately, pro-rated billing		
Downscale/Cancellation	Effective with end of subscription term		
Permitted Users	Unlimited, Extended Use		

The Sustainability Manager subscription plan is the regular, scalable Offering for this Cloud Service. The subscription term is twelve (12) months with automatic renewal; the Cloud Service fee is paid in advance. The subscription plan can be upscaled at any time and Cloud Service fees for upscales are calculated on a pro-rated basis. The Customer can also scale down the Cloud Service effective with the end of the current subscription term. The subscription fee will be adjusted for the upcoming billing term. The Cloud Service can be cancelled any time, effective with the end of the current subscription term.

The subscription plan can be purchased per building. A volume-based building discount is available for large number of buildings.

Customer may purchase required Building Energy Management solution (e.g., Building X Energy Manager) for real-time connectivity separately. Customer may purchase required Connected Devices separately

Extended Use entitles Customer to authorize its Affiliates and third parties to access and use the Cloud Services in accordance with the rights set out in the Terms and Conditions.

2) Custom Subscription Plan

Any subscriptions that are not purchased via a Siemens online store are Custom Subscription Plans. Under a Custom Subscription Plan the details regarding functions, subscription metric, term, billing, up- and downscaling, Connected Devices as well as Permitted Users are set out in the agreement between the Customer and Siemens.

Prerequisites

Data Connectivity & Connected Devices

Our Cloud Service effortlessly integrates with your data sources using the Sustainability Manager data ingest module, enabling swift uploads of your customer and site data via predefined Excel file templates. For expanded capabilities, we offer the development and integration of custom data connectors. This service, available as a one-time solution or through ongoing support contracts, is tailored to meet your specific needs during the initial engagement. As part of our ongoing commitment, we're exploring real-time building data utilization from Building X for portfolio-level analysis. This feature, is part of our roadmap, will be evaluated on a case-by-case basis to ensure optimum value for your sustainability journey.

Supported Third-Party Software Connectivity

The Cloud Service is currently compatible with commercially available Third-Party Software. Third-Party Software Connectivity enable the Cloud Service to exchange data with Third-Party Software. A description of the available Third-Party Software connectivity is provided below.

	List of Supported Third-Party Software
Software Specific connectors	• EnergyStar Portfolio Manager

The customer is responsible for the Third-Party Software at the site and all associated costs for the provision of the cloud service in accordance with the associated documentation for the Third-Party Software.

Web browser and Viewing Devices

Chrome is recommended to use the Cloud Service, but other standard browsers might also serve this function. Screen resolution of 1920x1080 pixels or higher is recommended for best user experience.

Internet Connection

The bandwidth of Customer's internet connection determines the performance of the Cloud Service.

Ordering

1) Ordering Standard Subscription Plan

To order the Cloud Service for the first time, Customer must request a quote from its Siemens sales representative. Customer will receive a link to the shopping cart. Customer needs to (i) choose the payment options and (ii) accept the Terms and Conditions to start using the Cloud Service. The "**Terms and Conditions**" consist of the Building Products Specific Terms, the Siemens Universal Customer Agreement, the Acceptable Use Policy, the Siemens Data Processing Terms, this Product and Service Data Sheet and any other Supplemental Terms which may be referenced in either of the mentioned documents. Customer may upgrade, downgrade, and cancel the Cloud Services directly in the Subscription Manager online store https://subscribe.siemens.com.

Product Documentation

1) Product Documentation under a Standard Subscription Plan

General Contractual Documents	Links
Building X - Sustainability Manager Data Sheet	www.siemens.com/buildingx/data-sheet/sustainability-manager
Supplemental Terms for Buildings	www.siemens.com/buildingx/data-sheet/supplemental-terms
General Software Terms and Cloud Supplemental Terms	https://www.siemens.com/si/cloud/terms
Base Terms International	https://www.siemens.com/si/cloud/terms
Siemens Acceptable Use Policy	https://www.siemens.com/si/cloud/terms
Minimum Terms	www.siemens.com/buildingx/data-sheet/minimum-terms
Data Privacy Terms	https://www.siemens.com/dpt/si
Data Privacy Terms Annexes Building X	https://www.siemens.com/dpt/si
EU Data Act	https://www.siemens.com/buildingx/terms

2) Product Documentation under a Custom Subscription Plan

The contractual documents and the Product Documentation are set out in Siemens' offer to the Customer.

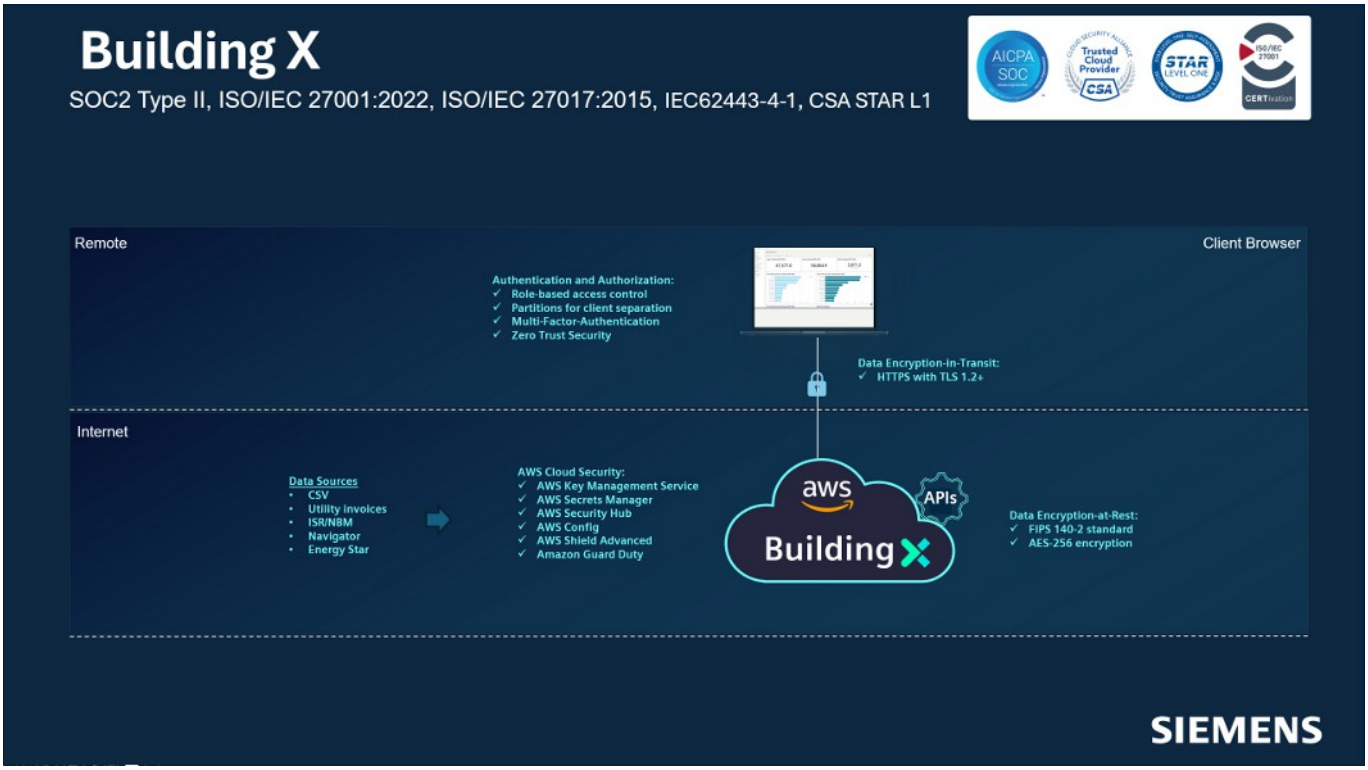
3) Technical Documents

Technical Documentation	Link
Building X - Online help	www.siemens.com/buildingx/sid

4) Compliance

Cybersecurity	Link
Cyber Security Alliance - STAR Level 1	https://cloudsecurityalliance.org/star/registry/siemens-ag/services/building-x
IEC 62443-4-1	https://www.siemens.com/en-us/system-certificates/si-b/
ISO/IEC 27001:2022	https://www.siemens.com/en-us/system-certificates/si-b/
ISO/IEC 27017:2015	https://www.siemens.com/en-us/system-certificates/si-b/
ISO/IEC 27018:2025	https://www.siemens.com/en-us/system-certificates/si-b/
SOC 2 Type II Report	Report available on request
SOC 3 Report	https://www.siemens.com/en-us/system-certificates/si-b/

Topology



Specific Terms

High-Risk Use

Customer acknowledges and agrees that:

a) the Offerings are not designed to be used for the operation of or within a High-Risk System if the functioning of the High-Risk System is dependent on the proper functioning of the Offerings; and
b) the outcome from any processing of data through the use of the Offerings is beyond Siemens' control.

AI based Invoice Parser

This Offering includes Artificial Intelligence ("AI") technology. The Invoice Parser feature is an AI-assisted document processing capability designed to extract predefined invoice information from customer-uploaded invoice files. The solution utilizes Amazon Nova-2 Lite hosted on Amazon Web Services ("AWS") to extract structured invoice information such as supplier details, account numbers, billing periods, service types, consumption values, units, costs, and currencies.

Do not upload confidential data, personal data or legally impermissible data to the AI components of the Offering. AI extracted information may not be entirely accurate. Always verify the information for accuracy. For detailed terms, refer to Siemens AI Terms of Use. In addition, the following third-party terms apply: Amazon Nova-2 lite model card, service terms, AWS Responsible AI policy and AWS Acceptable Use Policy.

Service Level Agreement

Siemens shall use commercially reasonable efforts to make the Cloud Services available for a yearly uptime percentage of ninety-eight percent (98%).

Except for:

a) Planned downtime, agreed downtime, routine and emergency maintenance,
b) Cyberattacks,
c) the public, third party and/or customer's internet and communications networks,
d) data, software, hardware, telecommunications, infrastructure, power, build-packs or networking equipment not provided by Siemens,
e) Customers and Users negligence or failure in using the Cloud Service and/or in not following the instructions of published documentation,
f) system configurations and platforms not supported by Siemens,
g) system administrations, action, commands and file transfers of Customer or User,
h) modifications or alterations not made by Siemens,
i) unauthorized access via Customer's credentials and/or
j) any other failure outside of Siemens reasonable control.

Customer Support

Siemens offers helpdesk support. Customer may contact its local Siemens representative for support requests. Customers can also submit a support request online: https://www.siemens.com/support-request.

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