

Sustainability Manager

Building X



The Building X Sustainability Manager enables portfolio owners and operators to achieve their sustainability and net-zero aspirations. With a focus on energy, emissions, waste, and water, this app offers insights into your building portfolio's environmental footprint. Seamlessly align your portfolio's performance with targets and certifications, and proactively initiate strategies to reduce carbon emissions, energy and water consumption

- 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

The Building X Sustainability Manager is an analytical platform crafted to create transparency on energy, carbon and water sustainability of entire building portfolios and to guide portfolio owners on their path to achieving NetZero Sustainability goals. Drawing data from utilities, third-party providers, building management systems, and cloud apps, it provides precise insights for your entire portfolio. Building X Sustainability Manager also equips you with streamlined emissions reporting, renewable energy tracking, and monitoring actual spending and usage.

Sites/Portfolio: Overview

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

Name	Country	Address	Building type	Business segment	Area [sqft]
Ellis-Marsh	Canada	1930 Maynard Rd SE Suite 24, T2E 6J...	ManufacturingIndustrial ManufacturingIndustrial Plant		196,359.44
Perez-Taylor	Germany	De-Saint-Exupéry-Straße 5-7, 60549 F...	Office Office		83,315.26
Boyer, Lucas and Lopez	Netherlands	Van Deventerlaan 31, 3528 AG Utrech...	ManufacturingIndustrial ManufacturingIndustrial Plant		156,791.23
Newman-Bryan	Finland	Intelligate II, Joukahaisenkatu 6, 2052...	Education CollegeUniversity		185,250.49
Davis and Sons	France	84 Quai Charles de Gaulle, 69006 Lyo...	Education CollegeUniversity		68,433.11
Simmons, Flores and Murphy	Austria	Siemensstraße 90, 1210 Wien, Austria...	Office Office		106,516.19
Brown-Lindsey	India	Balewadi Gaon Road 21, 411045, Asia	ManufacturingIndustrial ManufacturingIndustrial Plant		1,213,170
Johnson, Garcia and Johnson	India	Pune, Maharashtra 411045, India, 41...	ManufacturingIndustrial ManufacturingIndustrial Plant		59,337.98
Phillips	United States	345 Woodcliff Dr, 14450, North America	TechnologyScience Laboratory		82,326.19

Vendors Overview

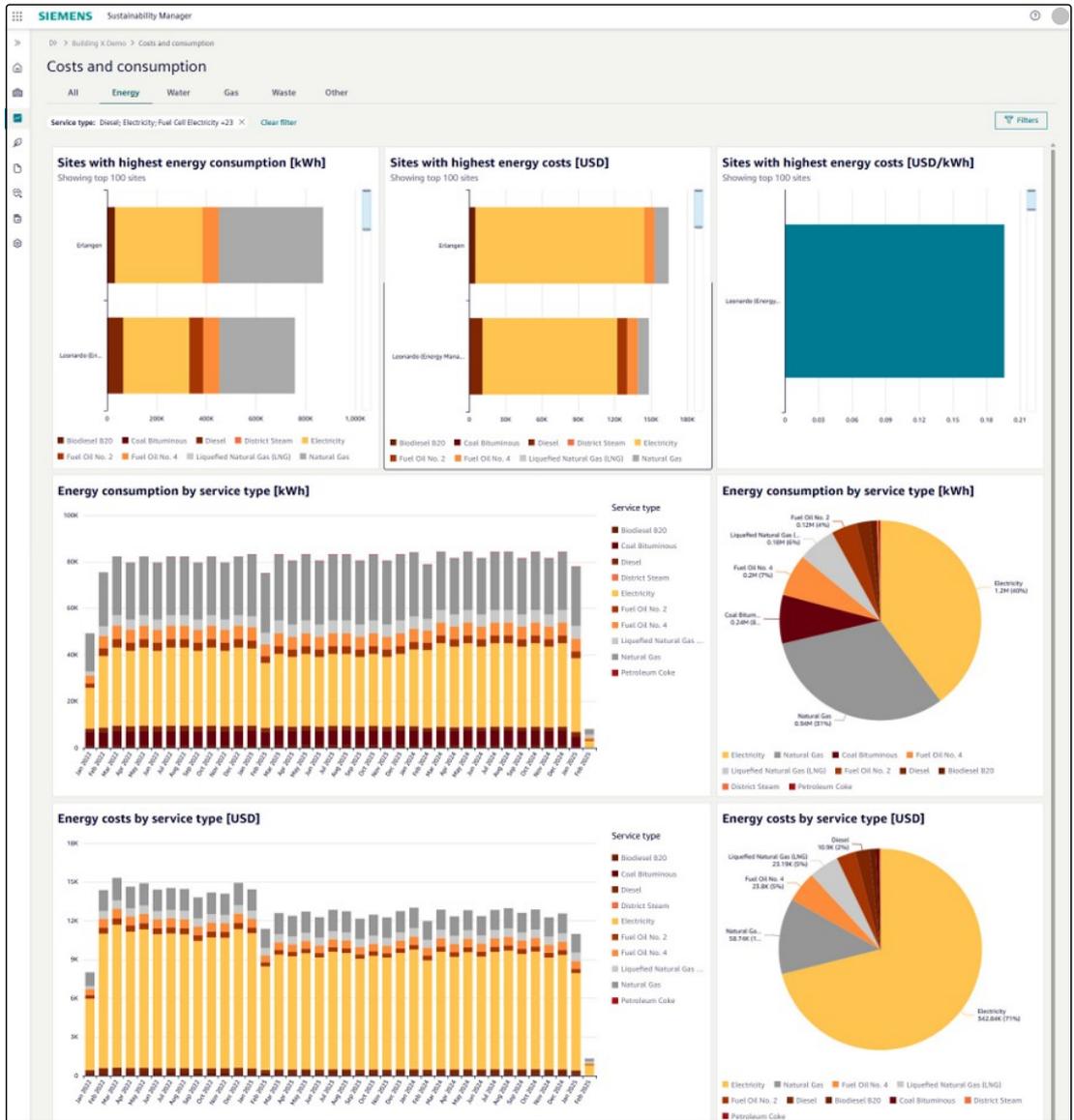
Sustainability Manager provides comprehensive vendor management capabilities, enhancing the accuracy and traceability of market-based emissions reporting. Users can easily add and manage vendors by selecting from an extensive global Sustainability Manager database and associating them with their organization. For each vendor, users can create and manage multiple vendor accounts — covering services such as electricity, natural gas, water, and more.

At the vendor 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.

Cost & Consumption

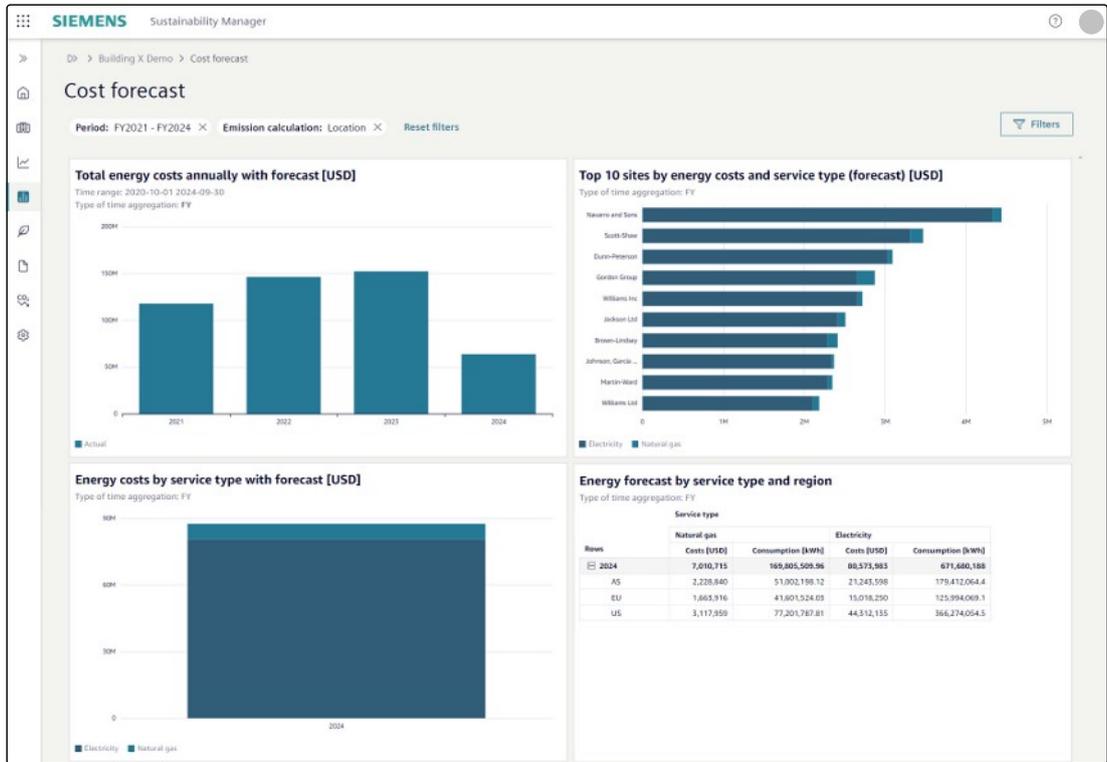
The Sustainability Manager provides full transparency into the energy, water, gas, and waste consumption and costs across entire building portfolios, helping portfolio owners improve energy efficiency and achieve their sustainability goals. It draws data from utility invoices and metered interval data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



Cost Forecast

The cost forecast provides an overview of the client's forecasted energy cost and consumption and for their upcoming years based on the historical utility data. These insights provide building, procurement, and c-suite executive with on-demand access to performance tracking across the client portfolio with additional flexibility of reporting and visualizations. Forecasts are currently not calculated automatically and requires a manual upload and calculation of data.

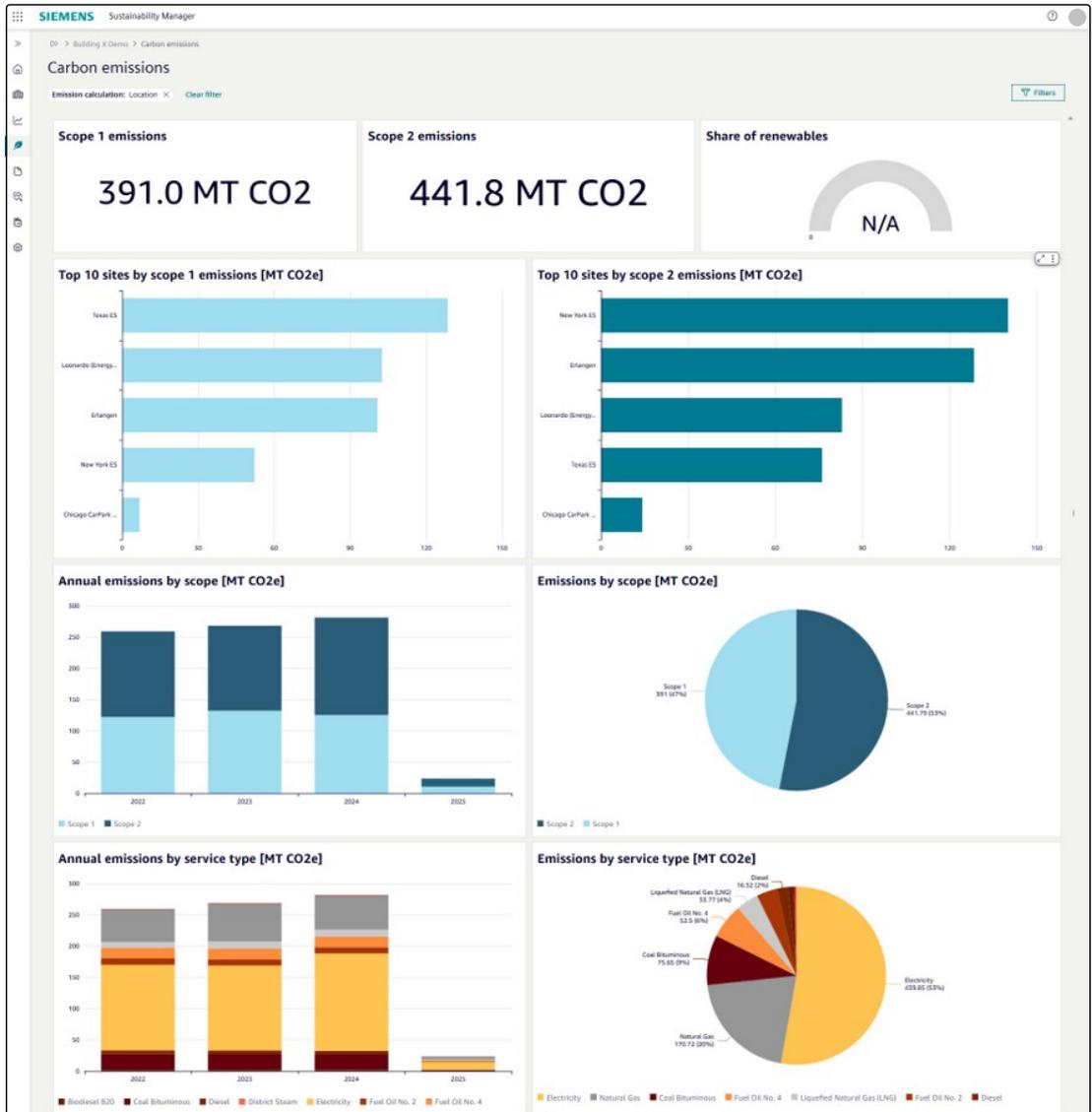


Carbon Emissions

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.



Supply Contract Management

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.

Supply contracts

Filter

Active contracts Procurement plan

Site	Supplier	Service type	Expiration	Contract type
Wisozk Inc	Gerlach Group	Electricity	09/30/23	Term Agreement
Wisozk Inc	Bender, Hamilton and Hendricks	Electricity	09/30/23	Term Agreement
White, Abbott and Dickinson	Gerlach Group	Electricity	09/30/23	Term Agreement
Donnelly, Wuckert and Murphy	Rogahn Group	Electricity	12/31/22	Term Agreement
Howell-Rutherford	Kemmer LLC	Electricity	12/31/22	Term Agreement
Reinger Inc	Kemmer LLC	Electricity	12/31/22	Term Agreement
Sawayn-Wintheiser	Kemmer LLC	Electricity	12/31/22	Term Agreement

Invoice Management

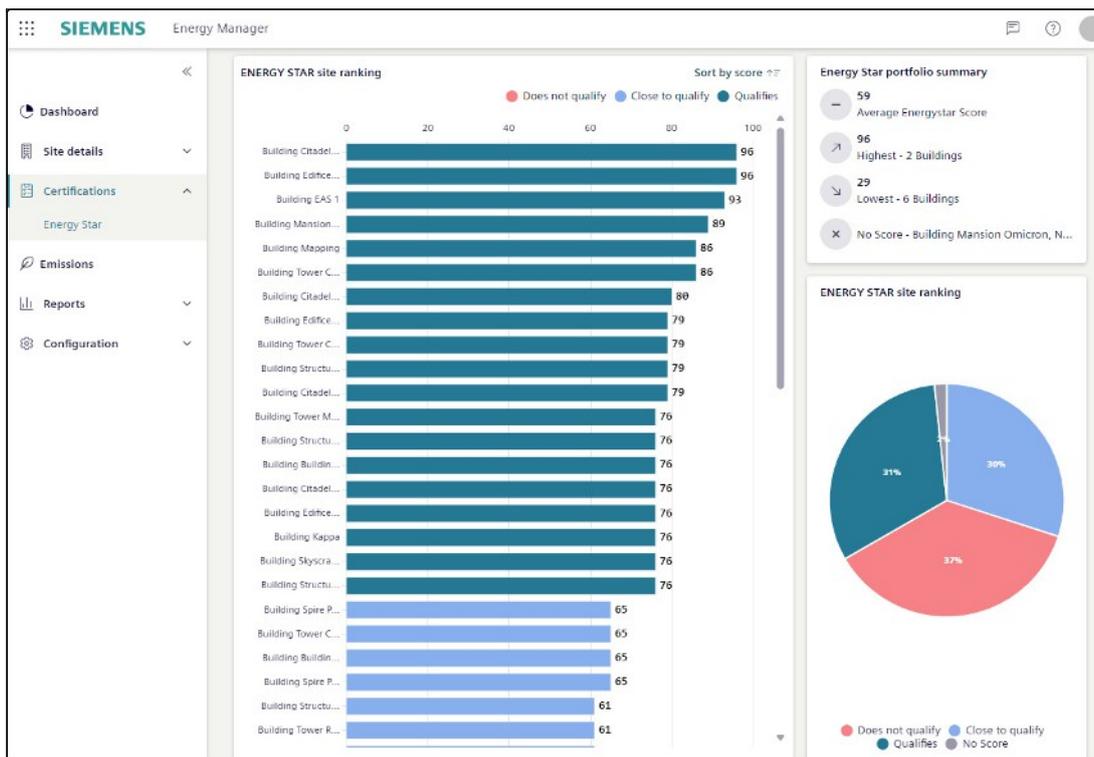
The invoices page shows all utility bills of the customer's portfolio, imported via the ISR connector. Users can filter by various options, e.g., site name, due date, country, etc. Users can also download the PDF of an invoice or download an Excel file containing all the metadata information.

Site	Country	State	Invoice type	Invoice status	Invoice number	Invoice date	Vendor name	Invoice total
Hall, Pena and Hanna	USA	NJ	Standard	Archived	180050008311466	05/01/2018	Thomas, Rogers and Ortega	124 666,21
Gonzalez Group	USA	PA	Standard	Archived	958440931 87	19/01/2018	Anderson-Ali	3 434,742
Gonzalez Group	USA	PA	Standard	Archived	180190008374760	19/01/2018	Anderson-Ali	134 670,8
Ellis-Marsh	USA	PA	Original	Archived	180190008374760	19/01/2018	Gallagher-Solis	76 358,17
Ellis-Marsh	USA	PA	Standard	Archived	050362025 87	10/01/2018	Callahan Co	7 704,454

1745 Invoices total
0 of 40 selected

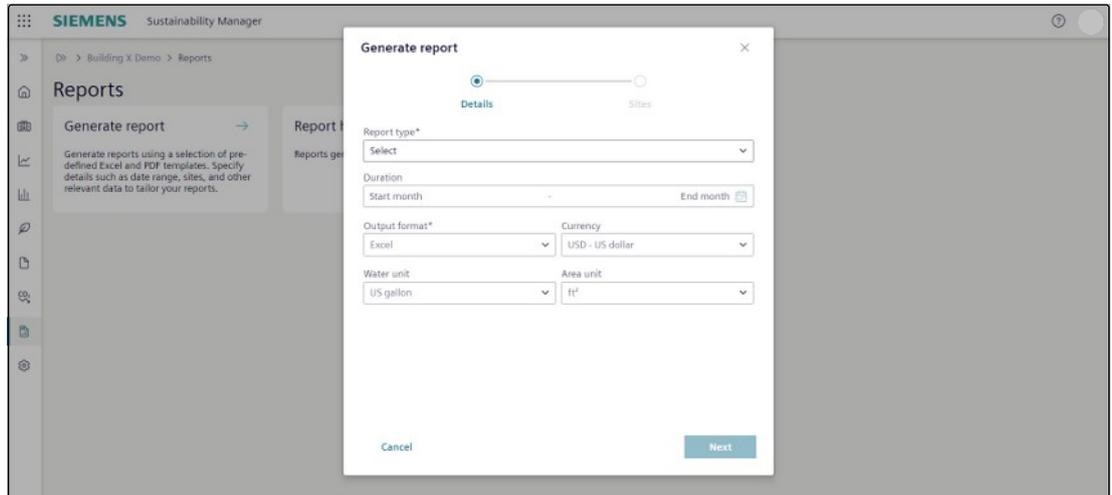
Certifications: EnergyStar

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.



Reporting

Users can create reports on their data in Sustainability Manager. Currently supported reports include Sites report, Invoice history report, Costs & consumption report, and Emissions reports.



Target Tracking: Decarbonize your Buildings to Reach Net-Zero

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. Currently, three initiatives are implemented. Carbon Risk Real Estate Monitoring (CRREM), the most widely adopted initiative used for European buildings, Science-based Targets initiative (SBTi), which is applying the CRREM framework in a more simplified way to buildings outside of Europe, and the New York City-based regulation Local Law 97 (LL97).

Carbon Risk Real Estate Monitoring (CRREM)

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.

Note that Carbon Risk Real Estate Monitoring (CRREM) is only available for buildings situated in countries covered by the CRREM framework and is not offered globally.



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. Notwithstanding 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)

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 (LL97)

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.

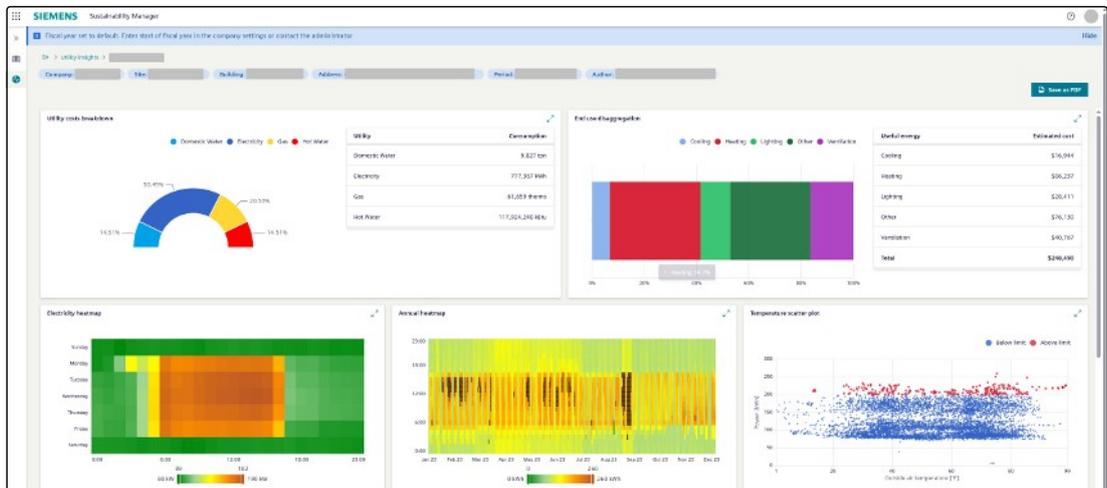
Efficiency Projects: Plan your Decarbonization Projects

Allows 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 according CRREM or SBTi.

Name	Category	Measure	Annual emission savings [kg CO ₂ e]	Annual cost savings [USD]	Annual energy savings [kWh]	Investment costs [USD]	Implementation date	Status
Measure #316	Building envelope	Insulation	199390	58235	526096	873526	05.2030	Ne
Measure #315	Heating systems	Heat pump installation	134241	70457	635055	634114	05.2030	Ne
Measure #314	Heating systems	Heat pump installation	71555	20039	620211	180359	05.2030	Ne
Measure #313	HVAC	System optimization	199390	58235	526096	29117	05.2023	In
Measure #312	Motors and pumps	Variable frequency drive	119634	34941	315658	104823	05.2024	Ap
Measure #311	Lighting	Presence controls	79756	23294	210438	81529	05.2026	Ap

Utility Data Analytics

Allows users to combine energy consumption data with additional data from weather providers to generate dynamic reports that provide insights about the energy usage of a building over a specific period. Users can upload both monthly and interval data in CSV format for a variety of energy sources such as electricity, natural gas and other fuels, as well as other sources such as water and steam. The generated analyses are saved automatically in the cloud from where they can be retrieved at any time and from anywhere, and they can also be exported in PDF format.



Remote Web Access

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

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 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 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.
- **Metered interval data sync:** Metered interval data can be synchronized with Sustainability Manager through the Energy Manager connector (requires an active Building X Energy Managersubscription).

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.

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.

Ask Building X

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

Subscription

Subscription Options

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.

Feature	Essential	Standard	Premium
Dashboard		X	X
Sites	X	X	X
Vendors	X	X	X
Costs & Consumption	X	X	X
Cost Forecast ¹⁾			X
Certifications: Energy Star		X	X
Carbon Emissions		X	X
Supply Contracts			
<i>Active Contracts / Procurement Plan¹⁾</i>	X	X	X
<i>Renewable Energy Certificates</i>		X	X
Invoices	X	X	X
Decarbonization			
<i>Target Tracking</i>			X
<i>Efficiency Projects</i>			X

Feature	Essential	Standard	Premium
Reports	X	X	X

1) exclusive to SEM's NBM program

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

Subscription tiers	Standard, Premium
Subscription metric	per building per year
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 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.

Sustainability Manager

The subscription plan can be purchased per building. Customers can onboard single buildings, however there is a minimum price equivalent to 10 buildings. 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	<ul style="list-style-type: none"> • CSV File upload (Utility Bill data) • Energy Manager 1.0 • NBM (UBM connector)

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

2) Product Documentation under a Custom Subscription Plan

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

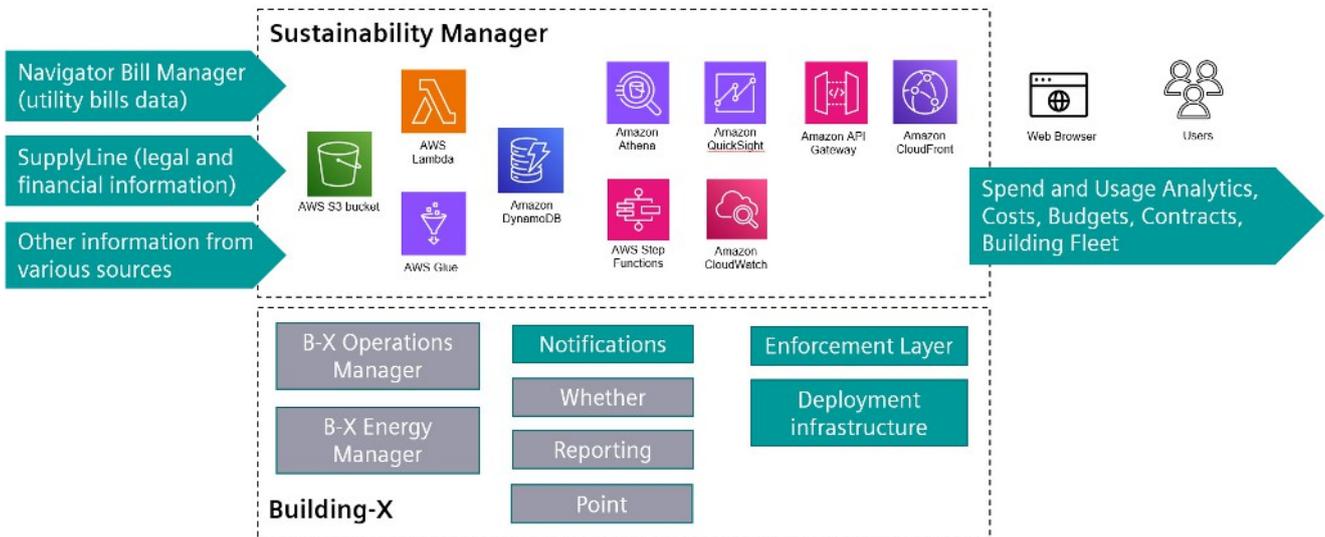
3) Data Privacy Terms

Data Privacy Terms	Links
Data Privacy Terms	https://www.siemens.com/dpt/si
Data Privacy Terms Annexes Building X	https://www.siemens.com/dpt/si

4) Technical Documents

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

Topology



Specific Terms

High-Risk Use

Customer acknowledges and agrees that:

- 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
- the outcome from any processing of data through the use of the Offerings is beyond Siemens' control.

Service Level Agreement

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

Except for:

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

Customer Support

Siemens offers helpdesk support. Customer may contact its local Siemens representative for support requests.

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