

Notes on the environmental indicators

The fundamental components of sustainability reporting are the monitoring, controlling and reporting of energy consumption and intensities, CO₂ emissions and water consumption in Mobimo's investment portfolio. Mobimo has been publishing these environmental indicators in accordance with the GRI Standards since 2011.

The data collection process, the calculation methodology and the environmental indicators published in the annual and sustainability reports (energy GRI 302, emissions GRI 305, water GRI 303) are subject to an annual limited assurance review by an independent third party (in accordance with ISAE 3000). Since the 2021 reporting year, an external consulting firm has been tasked with collecting the data and calculating the environmental indicators.

In 2023, the calculation methodology was adjusted to the REIDA methodology as set out in the REIDA Co2e Report: Methodische Grundlagen (methodological principles), version 1.2, which meant that the set of factors used to calculate the environmental indicators was taken from the intep study Treibhausgas-Emissionsfaktoren für den Gebäudesektor (greenhouse gas emission factors for the construction sector), version 1.2. The prior years and 2020 baseline year were recalculated in accordance with the adjustment policy.

Period and baseline year

The reporting period (12 months) runs from 1 July to 30 June of the following year. The baseline year for the collection of the environmental indicators is 2020, which is also the baseline year for the reduction path.

Degree of coverage

The degree of coverage is the proportion of the space in all properties for which consumption data is available (applicable space) relative to the total space in all portfolio properties. This applicable space is broken down into proportion of the space for which original, extrapolated and benchmark data is available. This is an extension of the REIDA method and is used for the purposes of the determined reporting period.

Adjustment policy

Retrospective adjustments of values from the prior year and the baseline year are only performed in the event of material changes (>10%) to the scope of consolidation, in particular changes to the calculation methodology or emission factors, portfolio adjustments and adjustments to the energy-consuming space. In 2023, the calculation methodology was adjusted in accordance with REIDA standard V1.2. The prior years and 2020 baseline year were recalculated accordingly.

System boundary

The environmental indicators for the property portfolio relate to all properties that were in Mobimo's ownership for the entire reporting period. Properties that were purchased, sold or renovated during the reporting period are not included.

Mobimo applies the recognition threshold of the financial control method and the whole-building approach in accordance with REIDA, by collecting the data for the tenant-controlled areas and properties in addition to the consumption data for the owner-controlled areas.

In the event of data gaps, consumption is in the first instance extrapolated from the prior year or the following year. If this is not possible, benchmarks are used.

Methodology

The energy-consuming space (ECS) for each property is measured as per SIA 380 using digitalised basic plans.

The greenhouse gas emissions are allocated to Scopes 1, 2 and 3 at property level (see figure on scope allocations). Consumption data from operating the properties in the property portfolio is recorded. These include the provision and use of electricity, heating, cooling and water. Using CO₂ factors (intep study version 1.2), the relevant CO₂ emissions are calculated for the consumption and assigned to Scopes 1, 2 and 3 (tenant electricity).

If tenant electricity is not available, it is calculated by subtracting general electricity from total electricity and used to calculate the Scope 3 emissions.

The total energy consumption identified includes the entire heat consumption within the property portfolio and general and tenant electricity.

The energy consumption data is broken down according to whether it relates to owner-controlled or tenant-controlled properties.

The calculation method uses the location-based approach, in which the average emissions intensities of Switzerland's national grid and district heating network are applied as CO₂ emission factors.

Treatment of tenant-controlled properties (single tenants)

If a single tenant procures their energy directly from an energy provider and the consumption is not known, the information is collected by direct enquiry. The electricity consumption of a tenant-controlled property is fully allocated to tenant electricity (Scope 3). Whether heat consumption is allocated to Scopes 1, 2 or 3 depends on who manages the heating system. For the purposes of the calculation, the starting assumption is that Mobimo manages the heating system in tenant-controlled properties and therefore that heat consumption for tenant-controlled properties is allocated to Scopes 1 or 2.

Data sources

The data on energy and water consumption for the property portfolio is taken from receipts. Consumption data based on bills within the reporting period is considered to be original data. If the account does not cover the full period (12 months), the monthly consumption data is extrapolated from a previous or following year. If this data is also not available, internal benchmarks are applied depending on the type of use.

The waste data for the portfolio was calculated by means of local recording of the number of containers, type, volume, filling level and collection intervals. The competent local facility management provider, the waste disposal partners and the responsible management on site were involved in collecting the waste data. If (some of) the data is not available, estimates of consumption are made. This waste estimate is based on portfolio-specific benchmarks and average values according to types of use.

Data control and data quality

The consumption data is reviewed both for cases of limit values being exceeded and for deviations from the prior years. In the event of limit values being exceeded or a deviation of more than 20% from the prior year's consumption, the consumption data is analysed. In the event that a limit value is exceeded and there is no plausible explanation for this, plausible figures from the prior year or SIA 2040 benchmarks (Table 173) are used.

Emission factors

To calculate the greenhouse gas emissions resulting from the energy consumption (CO₂ accounting for Scopes 1, 2 and 3), the emission factors broken down by energy source according to Intep study V1.2 2022, as per the GHG (Greenhouse Gas) Protocol Corporate Standard, are used. Updates are performed periodically.

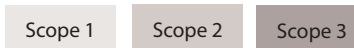
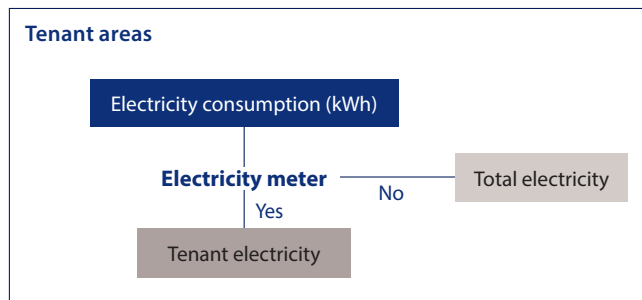
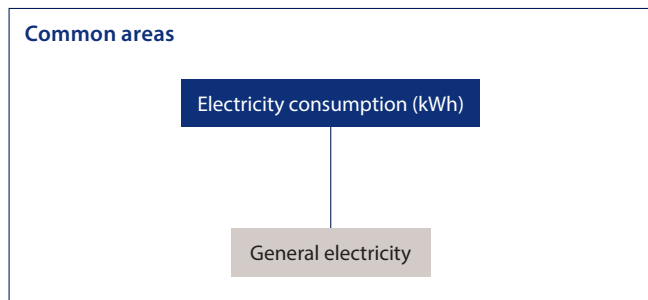
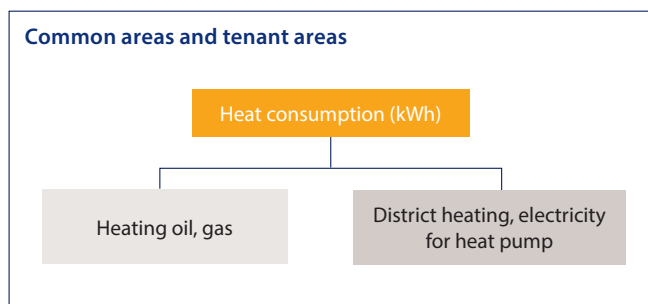
CO₂ accounting is calculated and totalled for the reporting period based on the data collected and entered according to the respective emission types. The recognised greenhouse gas emissions are shown aggregated as CO₂ equivalents (CO₂eq). This is based on an assessment according to IPCC AR5, which assumes a time horizon of 100 years for global warming potential (GWP). The accounting includes the following greenhouse gases: carbon dioxide (CO₂), carbon monoxide (CO), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). Biogenic CO₂ emissions are not incurred.

Scope 1: includes the emissions arising directly on site that are caused by heating (oil, gas, pellets, wood chips).

Scope 2: includes the indirect emissions arising from purchased energy, such as electricity and district heating.

Scope 3: includes the indirect emissions arising from a party's activities but from sources that are not under Mobimo's control, such as tenant electricity. Mobimo includes tenant electricity in Scope 3.

Heating types: district heat, oil, gas, heat pump, pellets, wood chips.



Share of renewable energy sources

To calculate the share of renewable energy from the heating types, the current shares broken down by energy source in accordance with REIDA are used.

Climate adjustment

For the climate adjustment, the monthly consumption values are scaled with the accumulated temperature difference (ATD) values for the relevant month at the average ATD value for the relevant month of a reference period. The years 2017 – 2020 are currently used as the reference period. Only the non-hot-water share of heat consumption is climate-adjusted; electricity and water consumption are not included in the adjustment. The ratio of ATD values is smoothed, firstly so that the climate correction can also be applied in months in which the heating degree day (HDD) value for the reference period is 0, and secondly to avoid extreme scaling factors (resulting from disproportionately large differences in the HDD values).

Reduction path 2050¹

In 2021, Mobimo developed a CO₂ and energy reduction path based on the 1.5°C and 2.5°C climate targets set out in the Paris Agreement and the Carbon Risk Real Estate Monitor (CRREM). When setting targets, the CO₂ intensity and energy intensity are considered at both property and portfolio level. The reduction path refers to the system boundaries of the property portfolio described above.

The baseline year is 2020. The methodology shows the trend in five different scenarios, based on planned investments, measures and future assumptions as well as differentiation of the greenhouse gas emissions into Scopes 1, 2 and 3. The CO₂ reduction path was recalculated in 2023 due to the adjustment of the calculation methodology in accordance with the REIDA standard.

The reduction paths are based on the intep V1.2 CO₂ factor set, with the factors for electricity and district heating progressing from the current CO₂ factor towards 100% renewable in 2050.

👁️ **For more information on the REIDA calculation methodology, see https://www.reida.ch/images/REIDA_pdf/REIDA_CO2_Report_methodische_Grundlagen_V12.pdf**

👁️ **For more information on the intep study, see <https://intep.com/projekte/emissionsfaktoren-fuer-den-gebauedesektor>**

	2020		2030		2050	
	CRREM 1.5°C target		CRREM 1.5°C target		CRREM 1.5°C target	
	22.9		14.5		1.7	
Scopes 1 + 2	8.6		4.8	-44.4%	0.8	-90.8%
Scopes 1 + 2 + 3	9.3		6.1	-35.5%	0.9	-90.3%
	kg CO ₂ eq/m ²		kg CO ₂ eq/m ²		kg CO ₂ eq/m ²	

¹ Mobimo's reduction path was recalculated following changes to environmental indicators due to methodological adjustments in the 2023 reporting year. The 2020 baseline, the prior years and the absolute target values for 2030 and 2050 were recalculated accordingly. The percentage reduction targets are unchanged.