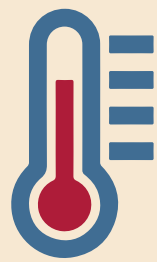
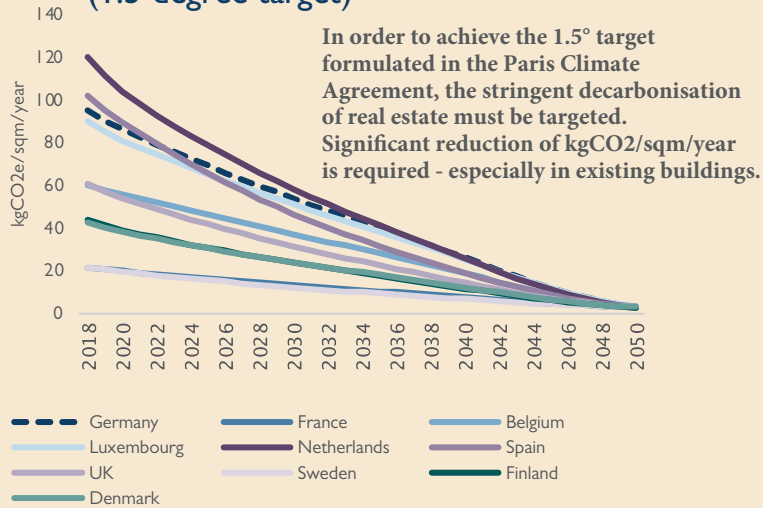


Real estate and decarbonisation – many paths in Europe



Path to decarbonisation Asset class office (1.5-degree target)



United Kingdom:
Evidence of EPC rating for commercial real estate by 2030
From 2025 no construction of buildings with fossil heating systems



Netherlands:
Energetic refurbishment of the entire building stock
Savings of 3.4 megatons of CO₂ until 2030. From 2050: Entire building stock climate-neutral



Sweden:
Building regulations for better energy efficiency
Limit value for non-residential buildings: 80 kWh/sqm



Finland:
No use of fossil fuels and district cooling instead of electric cooling systems within the non-residential building sector etc.
Decarbonisation of the non-residential building sector



Denmark:
Step-by-step CO₂e reduction as a strategy
By 2029: 9/10 of new buildings lower CO₂e emissions than the limit value defined based on the latest findings



Germany:
Use of lightweight and wood construction, sustainable use of resources, mandatory use of solar energy on roofs of commercial properties
Climate friendly building



France:
Reduce entire building stock to nZEB level by 2050
Fundamental reduction of energy consumption



Spain:
In case of purchase or sale, evidence of the Energy Performance Certificate for residential and commercial properties (>250sqm)
Designing the transaction process more sustainably

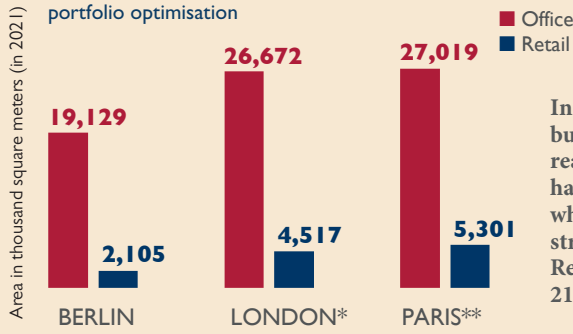
CO₂ e: CO₂ equivalent (greenhouse gases have different climatic effects. For better comparability conversion to equivalent CO₂ values)

Real estate has a major impact on the global climate. Worldwide, almost 40% of total indirect and direct CO₂ emissions, as well as 1/3 of global energy consumption, are attributable to the real estate and property construction sector.¹

- The ambitious climate targets can only be achieved through structural adjustments in the real estate industry regarding the value creation elements of construction, management and transaction.
- For this purpose, different ESG standards are applied as instruments, whereby the focus of the individual EU countries differs significantly.

Due to the awareness of many investors regarding sustainability and the growing pressure from various stakeholders (e.g. Art. 8 & 9 funds, EU taxonomy), the demand for ESG-compliant investments is increasing.

Commercial real estate – Asset class with large floor space and high leverage through ESG-compliant portfolio optimisation



In many cases, existing buildings in the commercial real estate sector do not have sufficient ESG standards, which latently increases stranded asset risk. Berlin: Retail + office stock of 21,2 million sqm



1 cf. IEA <https://www.iea.org/topics/buildings>.

* London: Office stock includes Central, City and West End & Midtown
** Paris: Office stock includes CBD and Central