

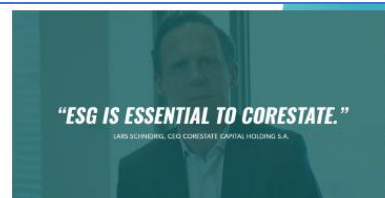


QUEST

De-risking Green Investments in Buildings

Dr. Stefan Plessner, synavision

Europe Goes Green



12. Mai 2020

Union Investment initiiert weltweit anwendbaren Nachhaltigkeitsstandard

- Initiative „ESG Circle of Real Estate“ gegründet
- Entwickeltes Scoringmodell misst die aktuelle Nachhaltigkeitsperformance von Objekten und Portfolios
- Das Punktesystem ermöglicht eine weltweite Vergleichbarkeit
- Orientierung am Klimaschutzplan 2050 und der EU-Taxonomie



Walking the Talk on ESG

CORESTATE Capital research shows: ESG integration depth is highly fragmented amongst the leading real estate managers



Justus Wiedemann,
Group Sustainability Officer,
Corestate Capital

The explanation for the disconnect between the two terms could be the maturity of ESG approaches and strategies across the market. However, 2020 will be the year when companies need to walk the talk when it comes to their stakeholder commitments and report their ESG responsibilities. Missing that a lack of integrating ESG into the core business strategy and being able to provide detailed reports on impact and engagement for clients, as yet through the greenwashing era, will be the deal breaker.

The EU Green Deal: Setting a precedent for ESG regulation
The EU Green Deal is about to change the dynamics as it is putting the spotlight on the EU-wide climate neutrality by 2050. This is a

major commitment and 50 per cent of ESG making these the single largest energy consumers, at present, about 30 per cent of the EU's energy is consumed in buildings. At the same time, only 0.4-1.2 per cent of the building stock is considered energy efficient. If the building stock is renovated, it could reduce the EU's energy consumption by 30 per cent and 30 per cent of the EU's energy consumption.

Wir bekennen uns zum Pariser Klimaabkommen und zum Klimapfad der Bundesrepublik Deutschland. Unser großes Ziel: → **kontinuierliche CO₂-Reduktion bis zur Klimaneutralität 2050**

Dafür ...

1/3

... streben wir nach 1/3 Green Buildings in unserem Finanzierungsportfolio bis 2025.



... schaffen wir Portfolio-Transparenz: erfassen systematisch Energie berechnen die CO₂-Emissionen Klimarisiken der Bestandsliste

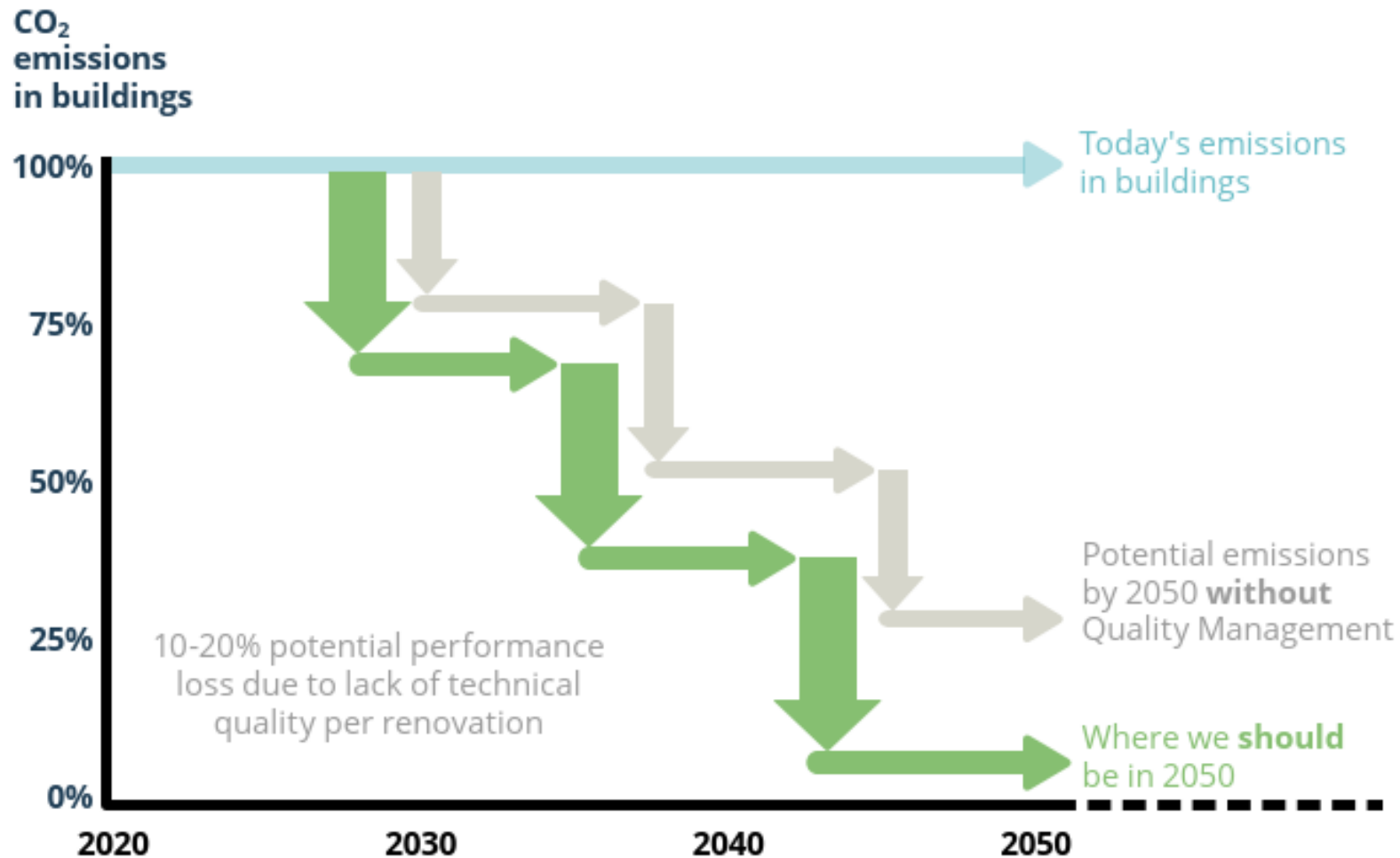
... führen wir neue Nachhaltigkeitskriterien ein



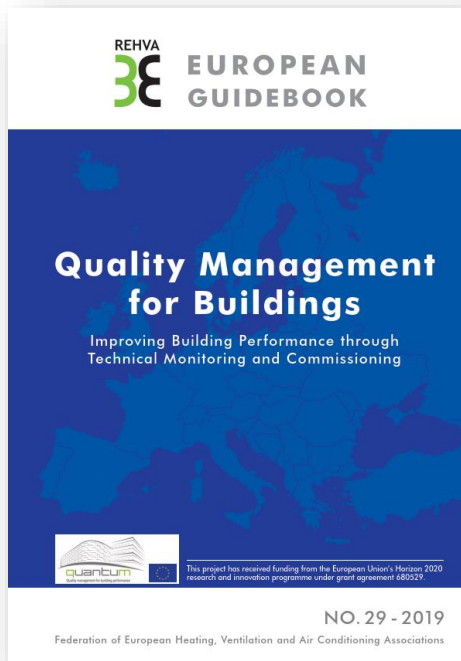
Collaborating for a sustainable future



Big Investments Carry Big Risks: The Performance-Gap



Starting Point: What are QMS - Quality Management Services?



Quality Management Services

- Digital Technical Monitoring 
- Commissioning Management 
- Green Building Certification

Reference document: REHVA Guidebook 29



Europe Goes **Green** – De-Risk ...



Europe Goes **Green** – De-Risk With Certified Quality Management!



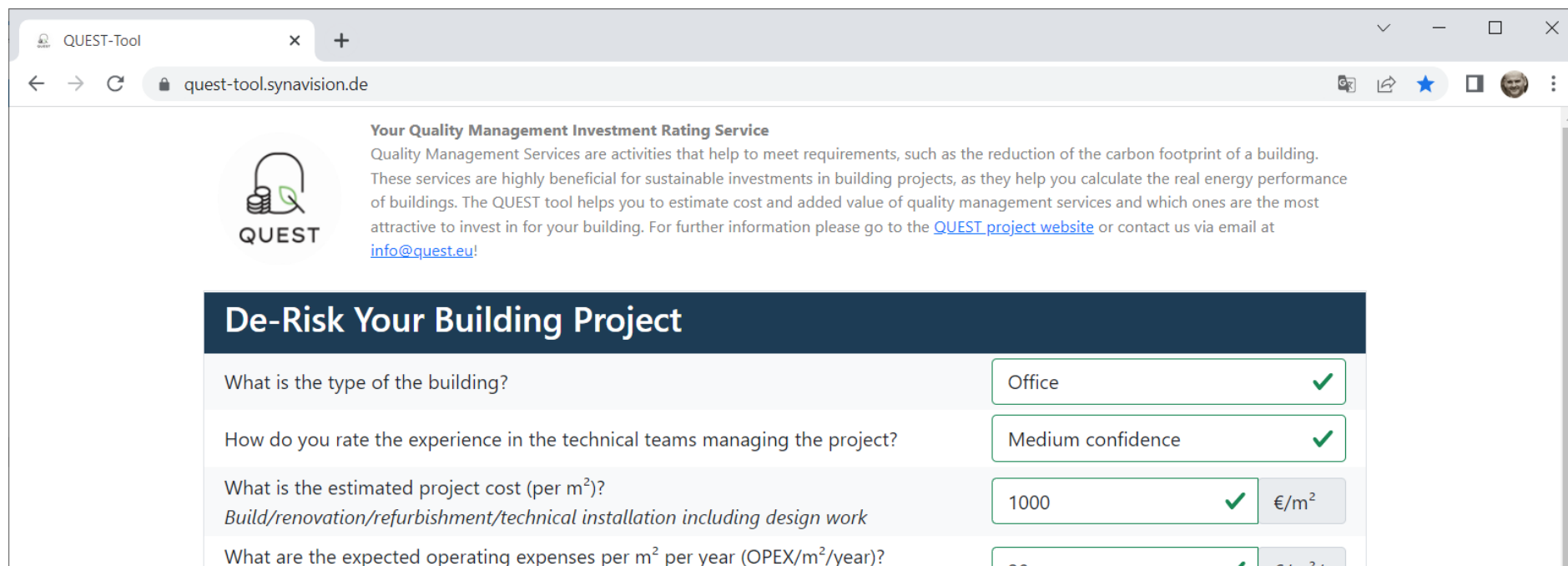
Quality Management Services

- Digital Technical Monitoring
- Commissioning Management
- Green Building Certification



Getting Started: The QUEST Tool helps you to

- Identify the best value for money QMS for your building
- Integrate budgets for QMS in your buildings in early stages
- Apply QM-Services to de-risk your green investments



The screenshot shows a web browser window with the URL quest-tool.synavision.de. The page features the QUEST logo and a description of the service. Below this is a form titled 'De-Risk Your Building Project' with several input fields and checkboxes.

Your Quality Management Investment Rating Service
 Quality Management Services are activities that help to meet requirements, such as the reduction of the carbon footprint of a building. These services are highly beneficial for sustainable investments in building projects, as they help you calculate the real energy performance of buildings. The QUEST tool helps you to estimate cost and added value of quality management services and which ones are the most attractive to invest in for your building. For further information please go to the [QUEST project website](https://project-quest.eu/) or contact us via email at info@quest.eu!

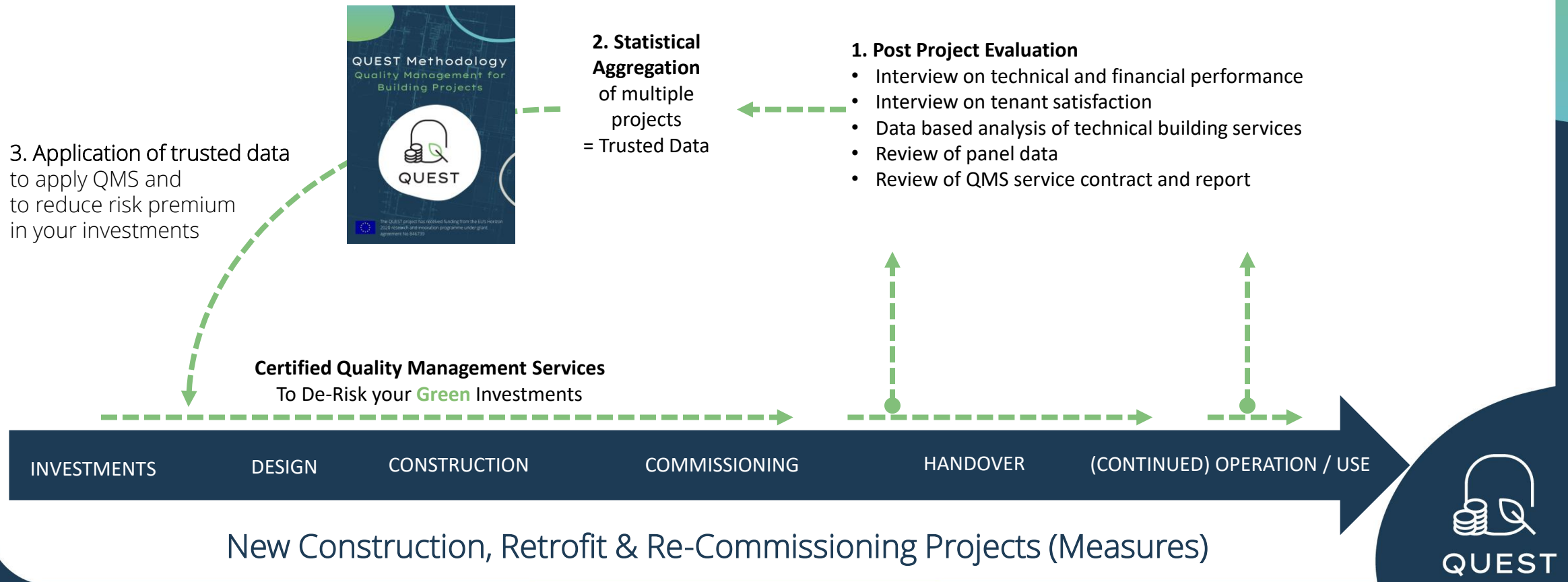
De-Risk Your Building Project

What is the type of the building?	Office	✓
How do you rate the experience in the technical teams managing the project?	Medium confidence	✓
What is the estimated project cost (per m ²)? <i>Build/renovation/refurbishment/technical installation including design work</i>	1000	✓ € / m ²
What are the expected operating expenses per m ² per year (OPEX/m ² /year)?	??	✓ € / m ² / year



Tracking **Green** Investments: The QUEST Data Engine

Evaluation: Continuous, Objective, Unified, Cross-Asset, Cross-Owner



Tracking **Green** Investments: The QUEST Data Engine

Certified Post Project Evaluation



1. Standardized Pre- & Post-Documentation according to QUEST Technical Manual
2. + Guided Expert Post Project Interview
3. + Certified Technical Monitoring
4. + Certified Cx and/or Green Building Certification

QUEST Partners offer
Certified Post Project Evaluation Services.



Join the QUEST Network



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subscribe to our [newsletter!](#)



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