DEEPKI ADDS NEW ENERGY AND CARBON BENCHMARKS TO ITS 'ESG INDEX', GIVING FURTHER INSIGHT INTO REAL ESTATE'S ENERGY PERFORMANCE & CARBON FOOTPRINT IN EUROPE

Paris, March 7th, 2023 - Deepki, the ESG data intelligence firm, has today published two new benchmarks in its ESG Index, in order to help real estate players better understand the environmental performance of their assets. First launched last November in partnership with IEIF, the ESG Index is now recognized at a European level thanks to backing from the German Sustainable Building Council (DGNB) and the Royal Institution of Chartered Surveyors (RICS), both of whom support the establishment of a common standard. It represents the first European benchmark measuring real estate's ESG performance based on real consumption data. In addition to the existing values for the sector's energy performance in terms of primary energy consumption, the ESG Index will now provide the average, top 15% and top 30% for two new values: final energy consumption and CO_2eq emissions for each asset class, by country.

To achieve the goal of carbon neutrality by 2050, the European Commission has detailed certain performance criteria in the EU Taxonomy. According to these criteria, buildings in the top 15% of the national or regional building stock in terms of primary energy consumption performance will be considered sustainable investments and serve as a benchmark for the entire sector.

After publishing the ESG Index website in November, Deepki and its partners are now providing further insights both in terms of energy consumption and carbon emissions, convinced this will help real estate players better understand where they stand in the sector's effort to reach net zero carbon. The ESG Index, with its standardized methodology, measures European real estate's ESG performance, providing owners and managers of property portfolios with a clear vision of the sector's environmental impact, and a reference against which they can measure their own assets' performance.

By automatically collecting actual - rather than declarative - data, from more than 400,000 assets in 52 countries, Deepki can share in-depth insights into the real estate sector's ESG performance by asset type (offices, retail, residential, logistics, healthcare, hotels) and location (the UK, France, Germany, Italy, Spain, Benelux, Europe). Published and updated annually, this benchmark represents a true reflection of the European market and its systemic evolutions.

The ESG Index already provides values for the top 15% and top 30% best performing assets in terms of primary energy consumption – those contributing to a reduction in climate change according to the EU Taxonomy. Now, the Index will also provide values for final energy consumption, as well as an estimation of carbon emissions in terms of CO2eq. Primary energy consumption (PE) measures the total domestic energy demand, while final energy consumption (FE) refers to the energy consumed as it is charged on an energy bill. Final energy is converted into primary energy thanks to a national energy mix coefficient and CO_2 equivalent emissions are then determined using an official database of emission factors.

For example, it shows that:

- the top 15% of the retail building market in France emits 5,1 $kgCO_2eq/m^2$ and consumes 85 $kWhFE/m^2$ and 179 $kWhPE/m^2$ per year
- the top 30% of the office building market in the UK emits 29 $kgCO_2eq/m^2$ and consumes 143 $kWhFE/m^2$ and 168 $kWhPE/m^2$ per year
- the average building in the German healthcare market emits 40 $kgCO_2eq/m^2$ and consumes 165 $kWhFE/m^2$ and 230 $kWhPE/m^2$ per year
- the top 15% of the logistics building market in Europe emits 5 $kgCO_2eq/m^2$ and consumes 29 $kWhFE/m^2$ and 44 $kWhPE/m^2$ per year

With this second publication, Deepki, IEIF, DGNB and RICS look to encourage dialogue about the importance of having a frame of reference for both energy efficiency and carbon emissions at a national and European level, which will be of use to all professionals within the industry.

Vincent Bryant, CEO and co-founder of **Deepki**, and **Emmanuel Blanchet**, COO and co-founder of **Deepki**, state:

“By making this index publicly available, we are offering a unique opportunity for the European Real Estate market, not only to help Real Estate players to assess their portfolio, but also to encourage dialogue with other organizations with the aim to converge and establish a common methodology.”

Sander Scheurwater, Head of Public Affairs, Americas, Europe, Middle East & Africa, at **RICS** says:

“RICS shares the desire to bring the entire market together around common indicators to better guide the real estate sector towards net zero in a consistent, transparent way. In this respect, the ESG Index is an important step towards the creation of a common reference. We look forward to continuing our cooperation with Deepki and other industry players on the basis of common standards such as our International Building Operation Standard (IBOS), and through the creation and dissemination of industry knowledge through our World Built Environment Forum (WBEF).”

Seema Issar, In-Use Buildings & Sustainable Finance Manager at **The German Sustainable Building Council (DGNB)** comments:

“DGNB sees this Index as an opportunity for real estate players to assess and compare themselves against a benchmark based on real data, and check their alignment with the EU Taxonomy. This is particularly useful as it is not yet possible to determine the EPC grade.”

Bruno Blavier, Head of ESG Real Estate at **Swiss Life Asset Managers France**, adds:

“Swiss Life Asset Managers identifies the ESG Index as a reliable and credible source to assess our European assets' alignment with the EU Taxonomy. This benchmark meets the need to build on the EPCs approach and helps us analyze our portfolios with better coverage”.

About Deepki

Founded in 2014, Deepki has developed a SaaS solution that uses data intelligence to guide real estate players in their Net Zero transition. The solution leverages customer data to improve assets' ESG (Environmental, Social and Governance) performance and maximize asset value. Deepki operates in 52 countries, with over 350 team members across offices in Paris, London, Berlin, Milan and Madrid. The company serves clients including Generali Real Estate, SwissLife Asset Managers and the French government, helping to make their real estate assets more sustainable at scale.

In March 2022 Deepki raised €150 million in a Series C round of funding which was jointly led by Highland Europe and One Peak Partners. Other investors include Bpifrance, through their Large Venture fund and Revaia.

About IEIF

Created in 1986, IEIF is an independent research center specializing in real estate. Its objective is to support real estate and investment players in their activities and strategic thinking, by offering them studies, analysis notes, working groups and think tanks.

IEIF's approach integrates real estate into both the economy and asset allocation. It is cross-sectoral, with IEIF monitoring the real estate markets, real estate funds and financing at the same time.

IEIF currently has 140 member companies (2/3 investors, 1/3 other players).

About DGNB

DGNB services are based on the results of voluntary panel work of the DGNB Association. As an independent, non-profit organization, DGNB, has more than 2,000 member organizations which represent the entire value chain of the building and real-estate industry. The DGNB Certificate for New Construction and Buildings in Use for sustainable buildings and districts combines the latest knowledge from all disciplines in the building sector and is being continuously advanced. As an independent instrument, it is valued and applied internationally.

About RICS

We are RICS. Everything we do is designed to effect positive change in the built and natural environments. Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure.

Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

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