Annual Deepki Index Reveals Energy Use Has Stagnated Over Five Years

- **Transatlantic Benchmark**: The 2026 Deepki Index publishes five years of European performance metrics alongside results for the U.SThank. real estate stock
- **Energy Stagnation**: Average European building energy consumption falls by just 6% since 2021, despite mounting regulatory pressure (EU Taxonomy, SFDR, CSRD).
- **Grid-Driven Progress**: Carbon emissions have fallen 17%, but improvement is driven primarily by a cleaner electricity grid—not by better-performing buildings.

Paris, 6 October 2026 – Deepki, the global leader in real estate sustainability and performance, today published the 2026 Deepki Index, the only publicly available transatlantic benchmark of the real estate industry's environmental performance, using real consumption data. Now in its fifth year, the Index tracks the evolution of the European building stock's energy consumption and carbon emissions across six major markets as well as covering six regions and three building typologies in the United States.

Five years of data, a stagnating trend

Since 2021, the Deepki Index has tracked the real energy consumption of tens of thousands of European buildings. Average final energy consumption across all typologies fell from 176 kWh/m² in 2021 to 165 kWh/m² in 2025, a net decrease of 6% over five years, despite the introduction of the EU Taxonomy, SFDR and CSRD over the same period.

Carbon emissions are down 17% since 2021, with most of that decline, 16%, concentrated in the last two years alone. But the Index shows that average carbon intensity in Europe fell around twice as fast as energy consumption over the same period, 12% versus 4% between 2023 and 2025. The clear majority of the sector's apparent carbon progress is attributable to a cleaner grid, not to better-performing buildings.

High UK Energy Consumption Requires Direct Action

The United Kingdom remains the most energy-intensive major European market in the 2026 Deepki Index, averaging 205 kWh/m²/year across all typologies, the highest of the six countries covered. On carbon, however, the UK's position is more middling: its grid's carbon intensity (0.165 kgCO2/kWh) sits below Germany, Italy and Benelux, meaning the UK's real estate sector cannot rely on a particularly clean grid to offset its high consumption. For UK asset managers, the Index's findings reinforce the case for prioritising efficiency measures directly, rather than assuming decarbonisation of the National Grid will close the gap on its own.

Energy mix highlights transatlantic gap

The 2026 Index reveals a similar pattern on the other side of the Atlantic, with an even starker carbon effect. The average U.S. office consumes 26% more energy than its European counterpart, but emits 94% more CO2. Across the three building types common to both regions (residential, logistics and offices), the energy gap between Europe and the United States ranges from -10% to +26%, while the carbon gap is consistently far wider, from 42% to 94%. The local electricity mix, not the underlying efficiency of buildings, remains the dominant driver of this gap.

Vincent Bryant, CEO and co-founder of Deepki, comments:

"Grid improvements have given us a head start on carbon, but they won't carry us to a sustainable future. Our industry has to step up and do the heavy lifting on actual energy use and electrification. We cannot afford to wait. Decarbonizing real estate isn't just a responsibility; it is the ultimate opportunity to unlock hidden value and future-proof portfolios."

Note: all energy intensity values refer to final energy.

To learn more about the Deepki Index and access full results, visit the Deepki Index website.

About Deepki

Deepki provides market-leading sustainability solutions for real estate, enabling owners, investors, ,occupants and contractors to manage risk through data-driven insights, improve the sustainability and financial performance of their assets, and meet growing regulatory requirements. Deepki holds both ISAE 3000 Type II and SOC 2 Type II reports, guaranteeing the security, credibility, and accuracy of its data, making it fully auditable to the same high-quality standards as financial reporting. The company currently supports over 900 customers, monitoring the sustainability performance of over €4 trillion in real estate assets under management (AUM) across 100+ countries. Employing over 500 people, Deepki helps global clients—including Generali Real Estate, PGIM, and SwissLife Asset Managers—transition buildings towards sustainability and improve performance across more than 60 asset types. For further information, visit www.deepki.com.

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