



Deepki Launches Sustainability CapEx Index: The First Benchmark for Decarbonizing Real Estate

Transforming sustainability into a quantifiable financial lever to optimize asset due diligence and portfolio arbitrage in the era of financial accountability

March 10th, 2026 – Deepki, the most trusted sustainability SaaS solution for real estate, today announces the launch of its [Sustainability CapEx Index](#). This freely available, pioneering benchmark is the first of its kind to analyze the financial requirements of the environmental transition for buildings across Europe. The Index serves as a vital bridge for asset managers to visualize the capital required to align portfolios with CRREM 1.5°C trajectories on the path to 2050—the industry standard for meeting Paris Agreement targets—while avoiding the financial risks of non-compliance. By equipping asset managers and owners with this vital knowledge, Deepki enables them to take informed action to improve portfolio performance.

Bridging the Gap Between Sustainability and Financial Performance

In today's market, an asset's carbon trajectory is inseparable from its value. As climate risk increasingly translates to financial risk, inaction exposes portfolios to accelerated devaluation linked to climate hazards. Asset and investment managers face the challenge of measuring the concrete impact of the energy and climate transition on their portfolios.

The Sustainability CapEx Index provides a reliable, annual reference point that determines the necessary investment expenditures (CapEx) per square meter to achieve decarbonization by 2050, against the CRREM 1.5°C pathway. By leveraging Deepki's advanced in-house Artificial Intelligence and thermal Dynamic Modelling to model virtual renovation plans across a representative sample of over 3,000 European assets, the Index empowers decision-makers to move beyond high-level estimates and into actionable investment planning and portfolio arbitrage.

Key Findings: The Price Tag of the 1.5°C Transition

The Deepki Sustainability CapEx Index reveals critical regional and sectoral disparities that redefine how investors approach capital allocation by first establishing the technical CapEx per square meter required for renovation, then translating these costs into a percentage of asset value (%) per year, over the course of a decade, to provide absolute financial clarity.

- **The "Prime" Resilience:** While high-density areas like the Paris CBD and London's West End face significant technical renovation needs, high market valuations for offices mean they demonstrate the lowest relative financial burden. Assets in these prime location clusters require modest annualized investments of just 0.26% and 0.39% of asset value respectively to meet 1.5°C targets.
- **The Regional Risk:** Office assets in regional cities face a steeper climb, as lower valuations increase the relative weight of the CapEx burden. Sustainability CapEx impacts value by **1.2% per year in France** and **1.6% per year in the UK**.



- **The Logistics Alert:** The logistics sector faces the highest relative pressure across the portfolio. In France, the investment required for dry warehouses to meet CRREM targets represents a substantial **2.5% to 4.5% of total asset value per year**.
- **Cost Drivers:** Average costs differ across regions and typologies, the main drivers for these differences being initial building performance, local refurbishment costs, and different targets depending on the typology. For example, **UK offices have the highest level of initial consumption, combined with high local costs** resulting in higher calculated CapEx. Another example is the difference between retail and offices in France; despite comparable overall initial consumption, **the projected renovation CapEx is lower for retail, due to stricter CRREM targets for offices**.

Actionable Intelligence for Global Portfolios

This data-driven approach allows investors and asset managers to:

- **Anticipate Decarbonization Costs:** View precise renovation costs by country and asset type (Offices, Logistics, and Retail), especially for due diligence when acquiring assets.
- **Optimize Investment Strategies:** Prioritize spending on high-exposure assets and effectively arbitrate between renovation, retention, or divestment.
- **Neutralize the "Brown Discount":** Integrate climate risk into valuation strategies to prevent significant price markdowns on non-compliant assets.
- **Enhance Financial Performance:** Improve tenant attractiveness and relationships, and access green financing by demonstrating a clear path to meet Paris Agreement targets.

A Collaborative Standard for the European Market

The Index's dataset covers over 3,000 assets across major European markets, including France, the UK, Germany, and Italy. To ensure the highest level of rigor and transparency, Deepki collaborates with external valuation experts Cushman & Wakefield, to cross-reference real consumption data with market asset values.

More than a static report, this Index is a strategic tool designed to drive real estate and the wider market forward. As an Enterprise-Ready Partner, Deepki provides clear, auditable financial data that transforms sustainability from an abstract goal into a quantifiable financial lever.

Aneta Rusiniak, Senior Director, Head of Sustainability Real Estate Europe at Invesco, states:

"Decarbonizing a complex portfolio requires more than setting targets; it requires clear, actionable financial insights. The Sustainability CapEx Index provides helpful insights within our wider decision-making process, supporting how we consider capital allocation where it will have the greatest potential impact on asset value. Access to reliable, auditable data allows us to move beyond high-level estimates and support the investment planning needed to help future-proof our assets and align with Paris Agreement pathways for relevant decarbonization strategies".



Béatrice Guedj, Head of Research & Innovation at Swiss Life Asset Managers France and Fellow of the Institut Louis Bachelier, adds:

"In today's market, an asset's value is inseparable from its decarbonization trajectory. Deepki's Sustainability CapEx Index is becoming an essential financial tool for anticipating and neutralizing the 'brown discount.' By integrating these CapEx indicators into our investment strategies, we secure the long-term performance of our assets and play an active role in accelerating the transition."

Vincent Bryant, CEO and Co-founder of Deepki, adds:

"The era of sustainability as a box-checking exercise is over; we have entered the era of financial accountability. For real estate investors, decarbonization is no longer a 'green' initiative - it is a capital preservation imperative. With the Sustainability CapEx Index, we are providing the missing link between environmental targets and balance sheet reality. We are empowering real estate managers to move beyond reactive reporting and into a new era of strategic arbitrage, where every Euro spent on renovation is a deliberate step toward value creation."

Philippe Parlange, Chief Client Officer at Deepki, adds:

"The Sustainability CapEx Index goes way beyond reporting; it's a decision-making tool for the real-world financial cycles of real estate. By providing a reliable benchmark for retrofit costs across Europe, we are giving Asset Managers the data they need for precise due diligence, informed arbitrage between 'green' and 'brown' assets, and more efficient CapEx allocation. Our goal is to replace guesswork with accuracy, ensuring that every Euro, Pound, Dollar invested in sustainability is backed by market reality and directly contributes to protecting asset value."

Deepki aims to update the Sustainability CapEx Index on an annual basis to include new geographies and typologies.

To learn more about the freely available index, click [here](#).

About Deepki

Deepki is the most trusted sustainability SaaS solution in real estate. Its comprehensive platform enables real estate owners, investors and occupants to manage risk through data-driven insights, improve the sustainability and financial performance of their assets, meet growing investor expectations and regulatory requirements. It also supports clients in developing clear action plans for both transition and adaptation, while delivering positive financial outcomes.

Deepki holds both ISAE 3000 Type II and SOC 2 Type II reports, guaranteeing the security, credibility and accuracy of its data collection process, making it fully auditable and providing the same high-quality standards as financial reporting.



The company currently supports over 600 customers and 70,000 users, monitoring the sustainability performance of over €4 trillion in real estate assets under management (AUM) through its platform across 90+ countries. Employing over 400 people, Deepki helps its customers transition buildings towards sustainability and improve performance across more than 60 asset types. The company serves clients including Generali Real Estate, PGIM, SwissLife Asset Managers, and the French government. Deepki integrates with adjacent technologies and partners with industry leaders through one platform, increasing efficiency and creating value.

In March 2022, Deepki [raised €150 million](#) in a Series C funding round. Since then, Deepki has made strategic acquisitions, including [Nooco](#), an embodied carbon SaaS solution, [Sobre](#), a SaaS platform dedicated to improving the energy efficiency of SMBs, and [Fabriq](#). The company has also formed global partnerships with [CBRE](#) and [Real Asset X, powered by PGIM Real Estate](#). The market-leading solution also publishes the [Deepki Index](#), a unique, annual benchmark of real estate's environmental performance in Europe and the United States, and the [Sustainability CapEx Index](#), the first strategic tool to quantify the capital required to meet Paris Agreement targets and protect asset value across Europe.

For further information about Deepki's SaaS Platform, visit www.deepki.com.

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