



November 23rd, 2023

# How real estate players can build solid decarbonization plans

**GRESB Regional insights EMEA 2023 Results webinar**

> **Topic introduction**

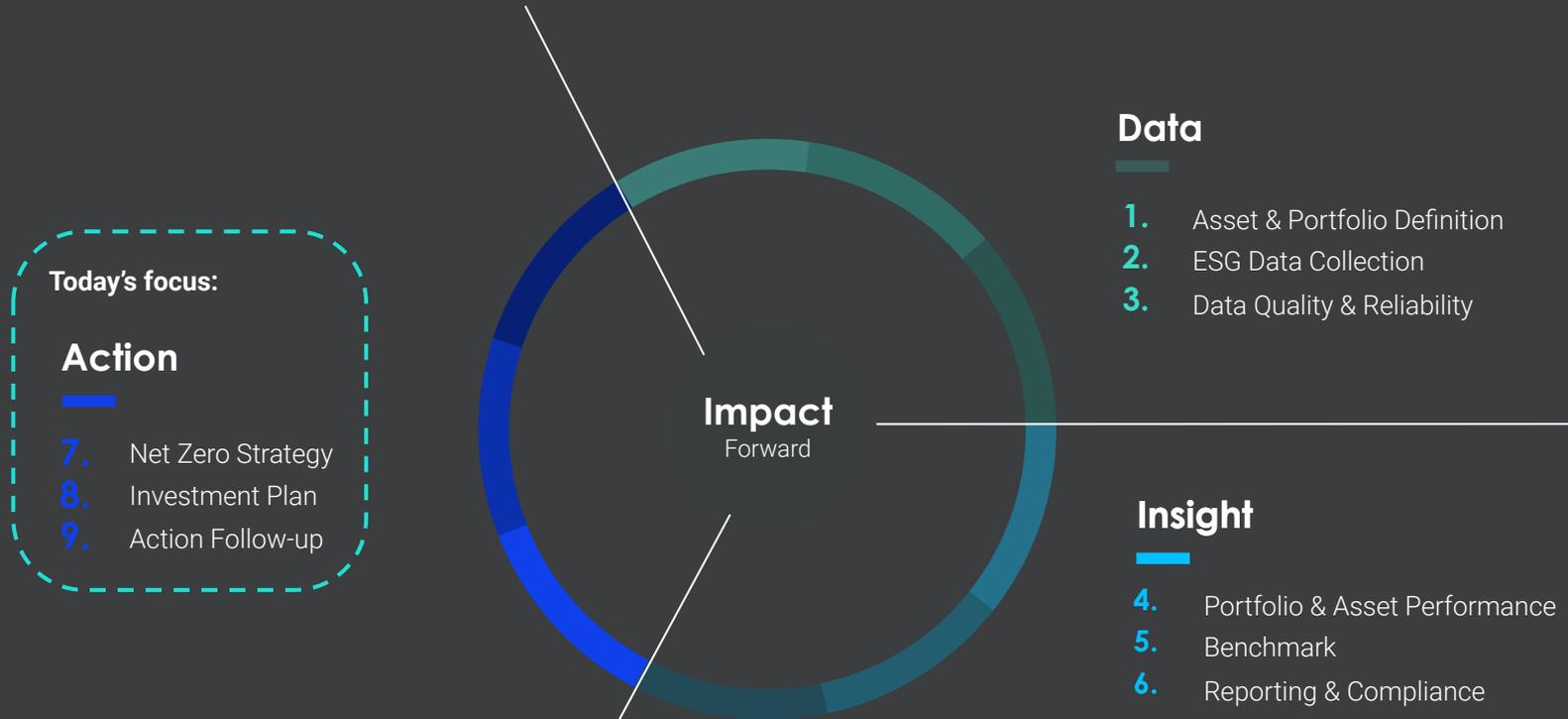
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**Round table**

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**Closing remarks**

# Decarbonization planning and execution is the final step of Real Estate players' sustainability journey



# Decarbonization planning is challenging because of the size of Real Estate portfolios and the availability of resources



## Volume

Actionable action planning on a **large portfolio** is still new and mobilises **multiple actors** as FM, AM, PM, and consultants



## Expertise

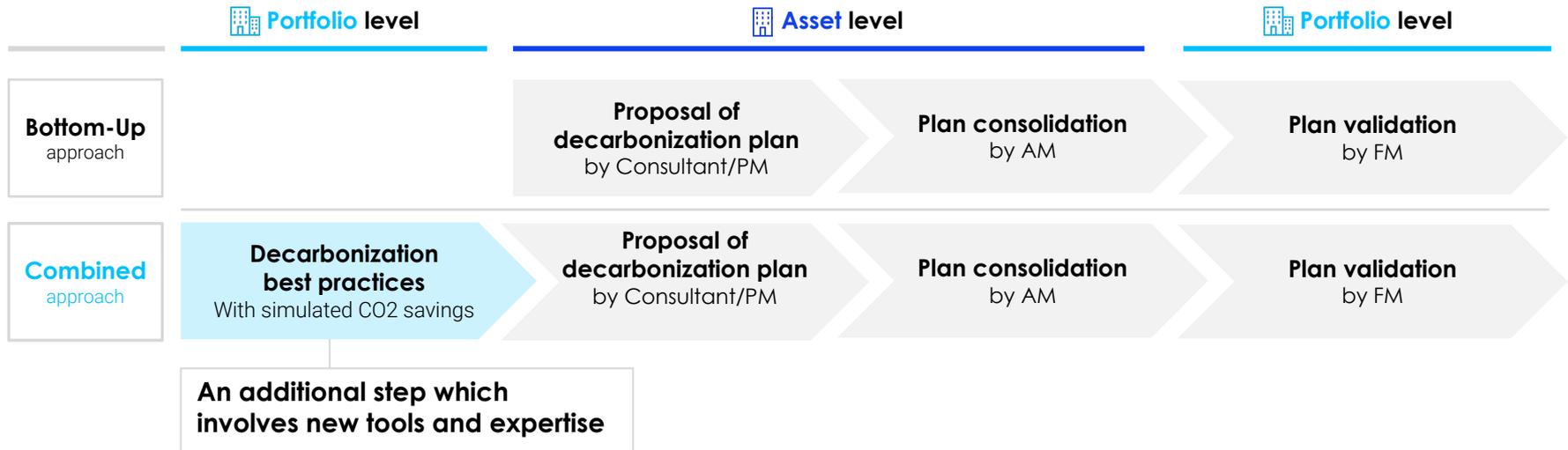
It needs a specific expertise to identify and assess actions and engineering firms have **limited bandwidth**



## Money

Budget estimating is challenging and in the current macroeconomic context, investment **need prioritization**

# Updating current approaches with the pre-identification of typical actions will help streamline and accelerate



# Decarbonization planning requires a specific approach

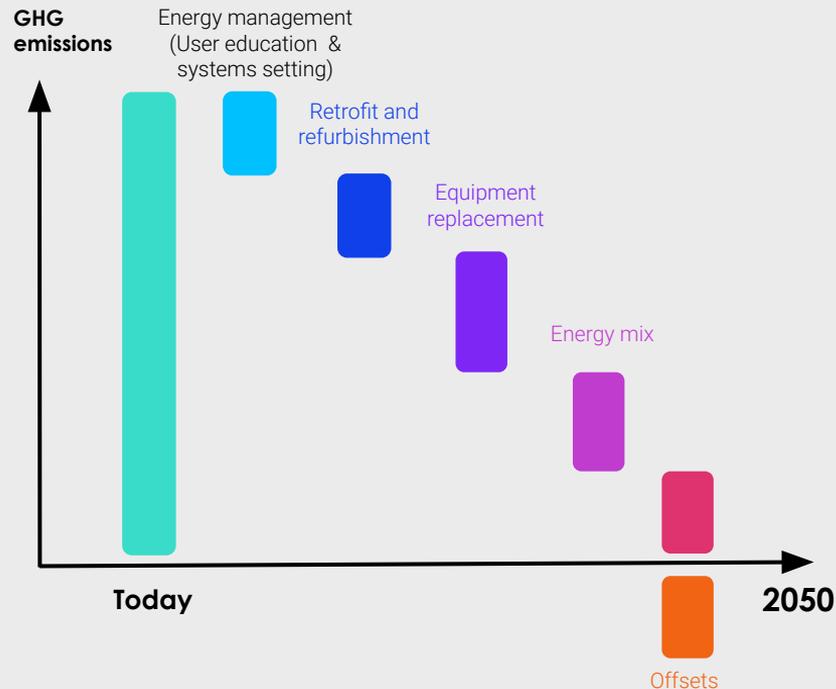
## Actions must respect a logical sequence

A standard decarbonation strategy is based on a global logic, starting with quick-wins and prerequisites (e.g. BMS and energy settings), focusing first on decreasing energy needs (e.g. Insulation) and then on equipment replacement (e.g. heating system) and eventually adjusting with fine-tuning actions (e.g. green energy)

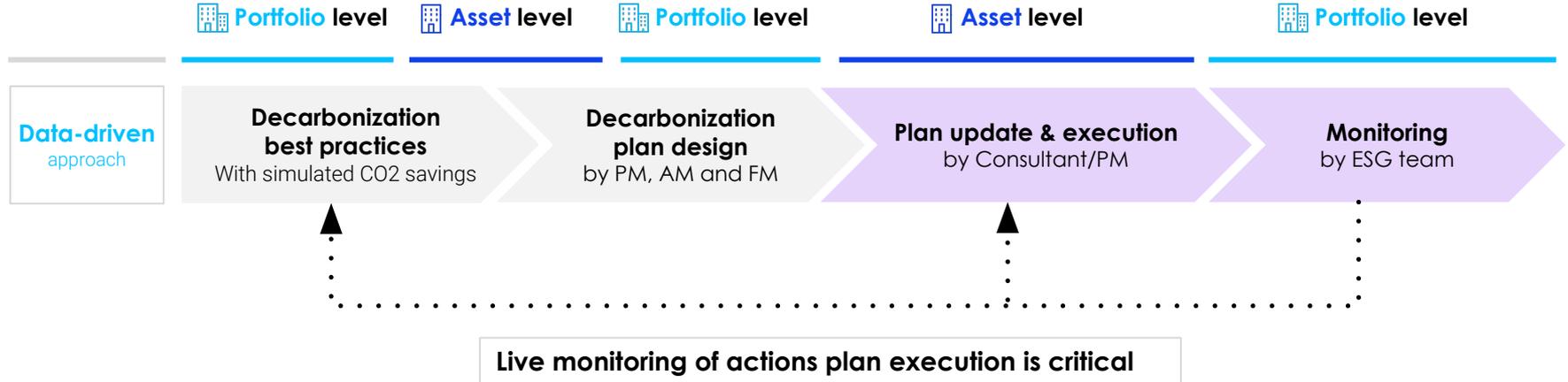
## Portfolio strategy must be asset-based

To optimise impact and costs at the portfolio level, it is important to ensure that the optimum sequence is applied to all assets. But to do this, we need to be able to analyse and take into account the specific characteristics of each asset in the portfolio.

### Optimum action sequence for a net zero pathway Illustrative example



# Defining CAPEX plans is only the beginning: achieving net-zero targets will require precise execution and monitoring



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**Closing remarks**

# Round table: *How real estate players can build solid decarbonization plans*



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# Question 1:

Before building decarbonization plans, what are the key prerequisites that should not be missed?

## Question 2:

How are decarbonization plans typically built  
in your organization?

## Question 3:

Which standard approaches/good practices can be identified at portfolio level?

## Question 4:

How do decarbonization plans impact the whole life cycle of real assets?

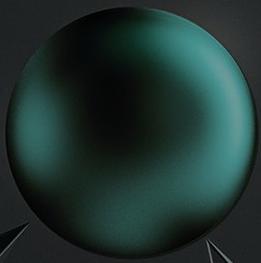
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# deepki

Thank you