

GOLDBECK

Sustainability Consulting



ESG made easy

Energy efficiency, CO₂ reduction, tenant satisfaction, accessibility, ethical guidelines, ESG scoring, reporting obligations: the sustainable transformation of properties is a complex and multi-layered task. Regulations at European and national level require property owners to thoroughly address the issue of sustainability and the associated long-term value of their properties. The pressure to act is intense. It is therefore particularly important now for portfolio owners and asset managers to implement concrete measures as part of their sustainability strategies.

GOLDBECK Sustainability Consulting steers you safely through the sustainability jungle and supports you during the entire transformation process right through to a sustainable property. With independent advice, extensive practical knowledge and all the necessary tools, we create transparency and provide important guidance. Wherever you need support, we're ready to help. We analyse your real estate portfolio, assess ESG risks and develop a targeted sustainability strategy for you based on reliable data.

With our extensive expertise and the innovative ability of GOLDBECK Real Estate Services, we define feasible and cost-effective packages of measures for individual assets or entire portfolios that can be implemented in-house or by third parties. Our efficient network of service providers is available to you on request. Because we make ESG and sustainability standard practice for you.

Taking responsibility.
Reducing complexity.
Optimising sustainably.



Our mission

The future can be shaped today. With innovative and holistic solutions, we increase both the value and the attractiveness of properties while minimising the ecological footprint of buildings. We use targeted sustainability strategies to develop solutions for future-oriented properties that meet ecological requirements and create positive living environments for future generations. Together with our customers, we actively shape the future of sustainable real estate portfolios.



“In the fast-paced real estate industry, it is becoming increasingly difficult maintaining clarity – regulations and market conditions are constantly changing. At the same time, the pressure to act is growing when it comes to sustainability. There is demand for feasible and marketable solutions that combine economic efficiency with environmentally conscious and socially responsible action.”

Michaela Föller
Head of GOLDBECK Sustainability Consulting

Testimonial

“We are delighted to have found a strong partner to help us assess the transitional risks of the real estate portfolio we manage. The results serve as an excellent factual basis for strategic alignment with our fund partners, which helps us to lay the essential groundwork together for our sustainability transformation.”

Ludger Wibbeke
Managing Director of HANSAINVEST Hanseatische Investment-GmbH



At a glance

Figures for 2024/25 financial year



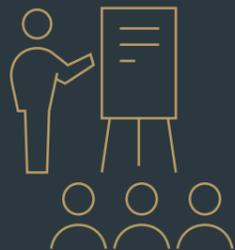
506

customer site visits

1,912



people trained to date



316

training hours provided to date

3,037



meters documented to date: water, electricity, gas

1,509 $\hat{=}$ 9,992,254 m²

CRREM analyses conducted to date // property area

6%

office

5%

businesses

13%

mixed use and other

76%

retail

Project share of asset classes

1,216,539 m²

property area analysed to date

Our services

Analyse. Focus. Transform.

In three steps, we accompany you through the sustainable transformation of your existing property. We specifically address your individual needs and provide the necessary guidance through the sustainability jungle. Based on the current ESG status of your building, we identify options for improvement and jointly set priorities in order to adapt your property to current and future requirements as well as your sustainability goals. With customised solutions and individually configurable services, we transform your existing property – transparently, independently and with a future-oriented approach.



ESG consulting



ESG due diligence



Portfolio analysis



Energy consulting



In-use certifications and ESG scoring



Training and workshops



ESG data management



Transformation support



Our strengths:

- // Independent consulting backed by comprehensive expertise in construction, refurbishment and building operations
- // A central point of contact for all concerns
- // Proactive regulatory monitoring for maximum transparency and guidance
- // Customisable services
- // Seamless support throughout the entire transformation process
- // Focus on economic efficiency and practical relevance
- // Long-term value preservation and appreciation

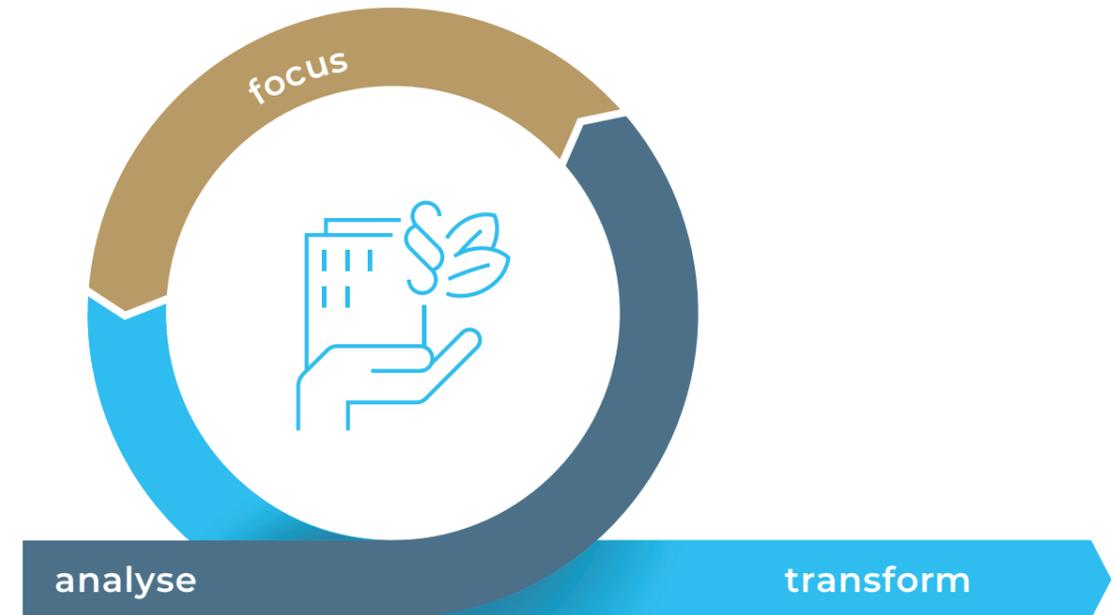
ESG consulting

Three steps to greater sustainability and compliance.

Do you want to align your properties sustainably and are still at the beginning of the transformation process? We provide step-by-step support and together set your existing properties on a sustainable path.

With our independent consulting, we support you throughout the entire transformation process of your existing properties. The starting point is an in-depth energy potential analysis of the existing building, which records the current condition of your property and identifies potential for optimisation. Building on this, we develop customised targets in a joint workshop – both for individual assets and for your entire portfolio.

Whether you need a comprehensive complete package or selected individual services – we stand by your side from the initial planning stage through to the implementation of measures, ensuring an efficient and target-oriented transformation. In this way, we ensure that your property meets current requirements and those of your shareholders and stakeholders while also being future-proof. Together, we pave the way for your sustainable property strategy and guide you step-by-step towards achieving your individual ESG targets.



Our services:

Analyse

- // Customer site visit and portfolio analysis: ESG due diligence incl. climate risk analysis
- // Energy potential analysis

Focus

- // Workshop for target definition
- // Manage-to-ESG concept: property-specific measures incl. budget planning, subsidy and economic efficiency analyses

Transform

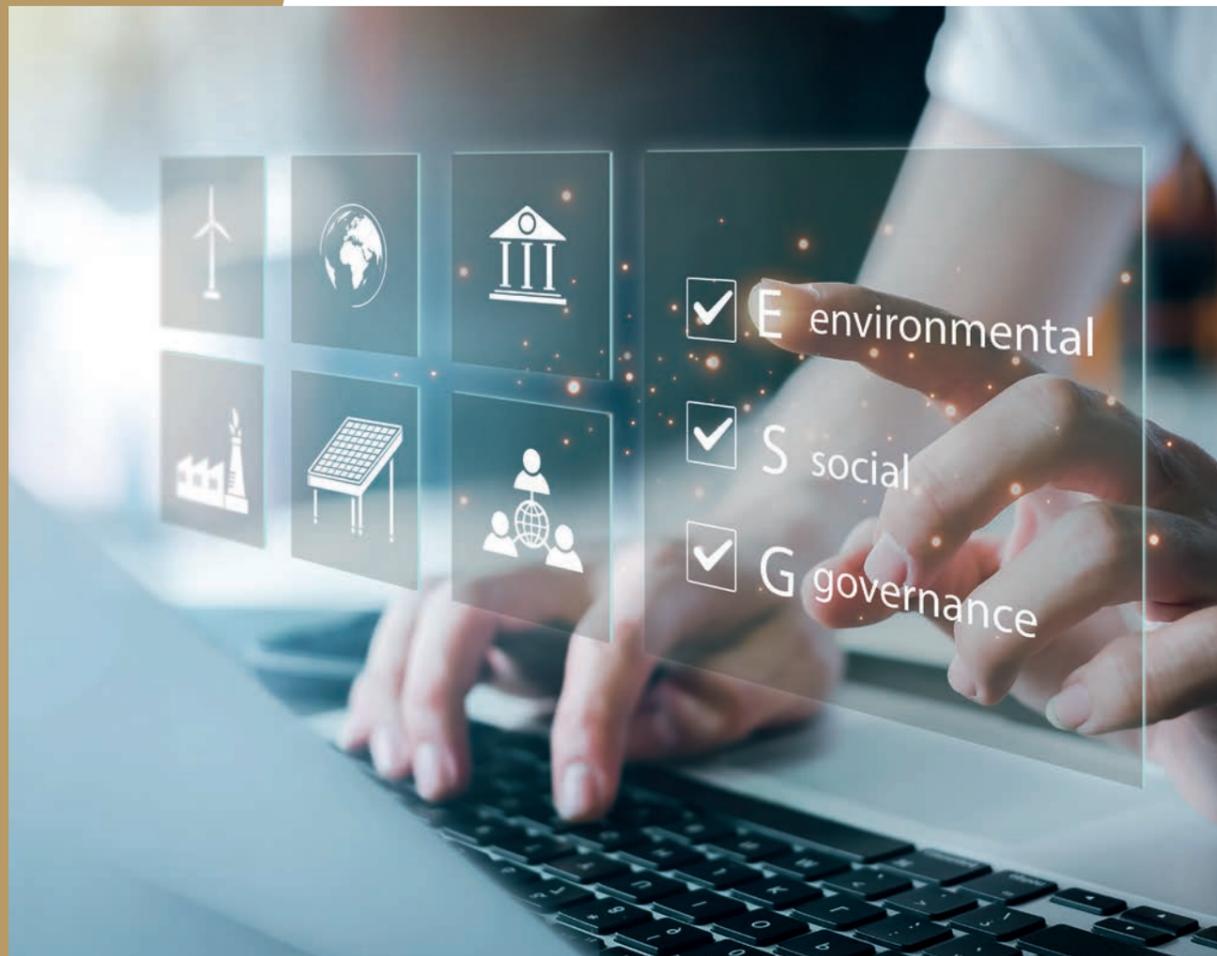
- // Workshop: comparison of property-specific measures with your CapEx planning
- // Manage-to-ESG roadmap: cost and schedule planning of specific packages of measures incl. simulation in CRREM tool
- // Support during transformation process
- // Construction supervision of eligible measures
- // Issue of energy performance certificate

Your benefits:

- // Full-service package from strategy through to transformation
- // Focus on economic efficiency and practical relevance when developing measures
- // A central point of contact for all concerns
- // Customised budget planning and investment security
- // Proactive regulatory monitoring for maximum transparency and guidance
- // Long-term value protection and appreciation at asset and portfolio level

ESG due diligence

ESG made easy.
Transparency for your property.



As a portfolio owner, you know how important it is to secure the value of your property over the long term while also meeting dynamic market requirements. A comprehensive review is therefore essential, especially when it comes to ESG and sustainability. This enables you to operate properties in an environmentally conscious, socially responsible and efficient manner.

What is the carbon footprint of your existing building? What are the potential ESG risks? And to what extent does your property meet the requirements of national building regulations? In-depth ESG due diligence helps you evaluate your properties with regard to ESG criteria and determine the current status quo in terms of sustainability.

Whether for a targeted ESG assessment in the context of buy or sell decisions or for a comprehensive overview of the sustainability performance of individual assets or entire portfolios, we support you with our expertise and thoroughly assess your property – from on-site inspection through to the analysis of existing building-specific documents.

Our services:

- // Customer site visit
- // Review of building-specific ESG criteria:
 - **Environmental:** e.g. mechanical and electrical equipment, energy management, waste management
 - **Social:** e.g. mobility concept, indoor and outdoor space quality, social impact analysis
 - **Governance:** e.g. GEG conformity, taxonomy pre-check, certifications
- // Individual scope of ESG due diligence: adaptation of ESG criteria according to customer requirements
- // Management summary: compact overview of ESG building status

Your benefits:

- // Transparency regarding the ESG status of the property
- // Identification of possible ESG risks and optimisation potential to increase sustainability performance
- // Sound decision-making bases for future ESG measures
- // Optimisation of data situation and quality

Technical due diligence

We also assess the **technical condition** of your property. This includes an analysis of the building structure, mechanical & electrical equipment and capital expenditure requirements, allowing us to identify potential risks and maintenance backlogs at an early stage.

Together with our **ESG due diligence**, you receive a comprehensive and reliable basis for your investment decisions – tailored to your needs and provided from a single source.

Portfolio analysis

GEG, EPBD, CSRD, SFDR and taxonomy – legislation in the real estate sector is becoming increasingly complex. European and national regulations require the implementation of sustainable measures and the continuous development of properties to optimise their sustainability performance.

In this dynamic environment, it is easy to lose track of things – and this is precisely where our portfolio analysis comes in. We translate complex regulations in an understandable way and show what they mean for your individual portfolio, enabling you to act purposefully and with foresight.

We analyse the sustainability performance of your portfolio and jointly identify action areas to reduce your carbon footprint. On this basis, we determine your worst-performing assets and derive a targeted sequence of actions. In this way, we ensure that your portfolio not only complies with legal requirements but also remains future-proof and marketable in the long term.

Focus on your portfolio:
analyse precisely,
identify potential,
act effectively.



Do you know your data?

Meticulous **ESG data management** is crucial for precise portfolio analysis and also for your sustainable portfolio transformation and reporting obligations. We ensure that your ESG data is systematically recorded, continuously maintained and accessible at all times. This means you always have an overview of all the information you need and can strategically align your portfolio towards sustainability.

Our services:

- // **Regulatory check**
Analysis of your portfolio for taxonomy compliance and with regard to the fulfilment of GEG and future EPBD requirements
- // **Performance check**
Analysis of the sustainability performance of your portfolio using CRREM, energy certificates or metering infrastructure
- // **Fund consulting**
 - Fund concept: development of individual portfolio targets and strategies
 - Fund transformation: potential analyses in relation to Article 8 and Article 9 funds

Your benefits:

- // Legally compliant alignment of assets in your portfolio
- // Identification of potential ESG risks and worst-performing assets
- // Identification of optimisation potential to increase sustainability performance
- // Sound decision-making bases for efficient portfolio management
- // Optimisation of data situation and quality
- // Long-term value preservation and appreciation

Energy consulting

The building industry is responsible for nearly 40 percent of total emissions worldwide. A large proportion of energy consumption is attributable to the use phase of properties. Decarbonising the real estate sector is therefore crucial to achieving global climate targets. In view of this and changing legal requirements, the pressure on owners and operators to act is growing.

Our energy consulting services focus entirely on the energy of buildings. We help you improve the energy efficiency of individual properties or entire portfolios through economically viable measures and the targeted use of potential energy savings.

Whether you need a comprehensive complete package or selected individual services – we provide customised solutions that not only increase the energy efficiency of your buildings and reduce consumption costs but also make a positive contribution to the sustainable transformation of your properties.

Our team of experts will also support you with the energy-efficient retrofitting of your properties. Together, we take the journey toward climate-neutral existing buildings.

Make your building fit for the future:
sustainable, energy efficient and
legally compliant.

Our services:

Analyse

- // Customer site visit and portfolio analysis
- // Energy potential analysis

Focus

- // Workshop for target definition
- // Concept: property-specific measures incl. budget planning, subsidy and economic efficiency analyses

Transform

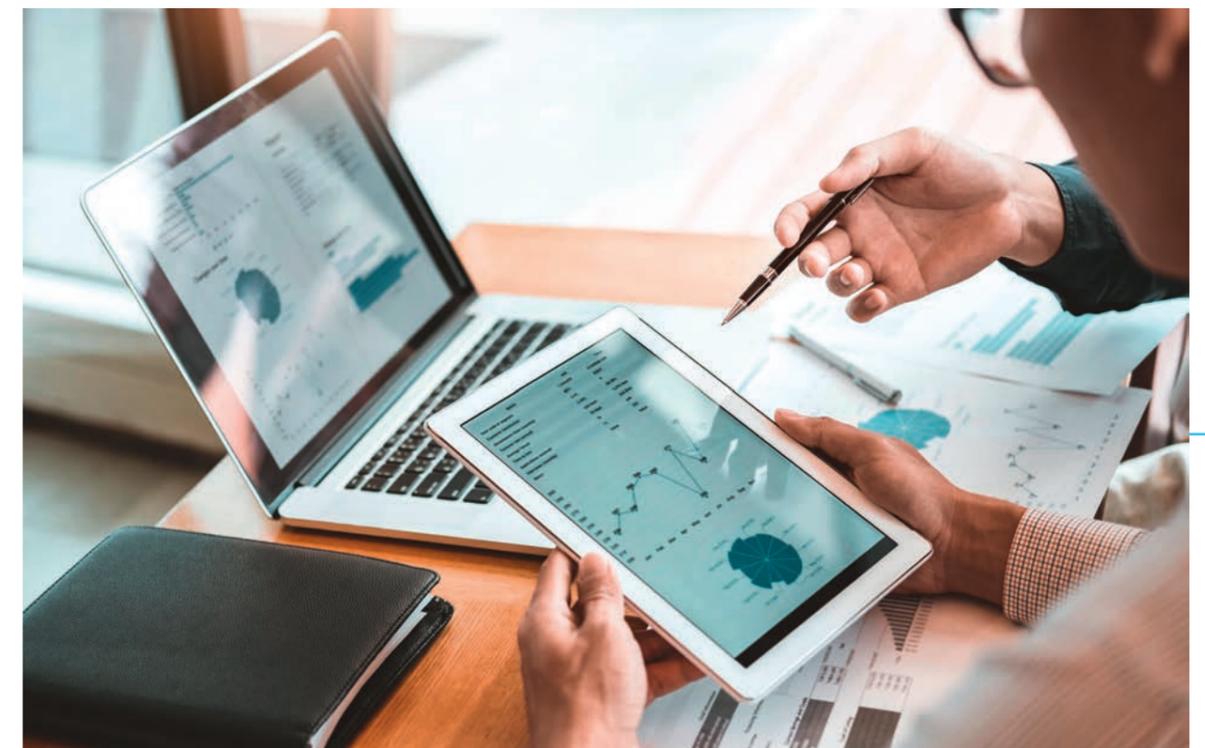
- // Workshop: comparison of property-specific measures with your CapEx planning
- // Roadmap: cost and schedule planning of specific packages of measures incl. simulation in CRREM tool (also as iSFP for residential buildings)
- // Issue of energy performance certificate
- // Heating load calculation and low temperature check
- // Construction supervision of eligible measures

Your benefits:

- // Identification of potential savings in energy consumption and costs
- // Transparency regarding the energy status of your property creates a sound basis for decision-making and investment security
- // Focus on economic efficiency and practical relevance when developing measures
- // Increase in energy efficiency, sustainability performance and value development
- // Identification and integration of suitable funding

Energy audit

Are you legally obliged to carry out an energy audit? We are happy to support you – contact us!



In-use certifications and ESG scoring

Have the sustainable building operation of your existing properties certified. We provide individual and independent assistance with the certification process, e.g. according to DGNB or BREEAM – from the selection of the appropriate system to the pre-check and re-certification.

Our focus is on optimisation for energy-efficient and sustainable building operation as part of more extensive potential analyses. We advise you on all the areas that you and your users can optimise and establish the connection between you and the certification body. This enables you to achieve your certification targets and lay the foundations for sustainable building operation.

We make certified sustainability standard practice for you.

ESG scoring

Are you interested in ESG scoring for your building or portfolio? We help you select the right scoring provider and assist with implementation according to **ECORE** or **GRESB** standards.



Our services:

Needs assessment and pre-check

- // Presentation and selection of a suitable certification system
- // Customer site visit
- // Pre-check: preliminary assessment of the achievable certification level and initial areas for potential improvement

Optimisation concept

- // Identification of potentials
- // Results and optimisation report

Certification process

- // Support during the audit
- // Verification and preparation of documentation
- // Application and coordination with the certification body

Your benefits:

- // Full-service package from needs assessment to re-certification
- // Independent verification by recognised certification bodies
- // Optimisation of ESG scoring
- // All certification requirements at a glance for maximum transparency
- // Reputational gains
- // Increase in attractiveness for tenants

Did you know?

We also assist you with the recurring **re-certification process**. Don't hesitate to contact us!

Training and workshops

Understanding sustainability. Applying knowledge.

Would you like to understand, classify and practically apply the diverse requirements in the context of sustainability? With us, you will become experts in the areas of ESG and taxonomy as well as in sustainable action.

In customised training courses and workshops, we provide you with all the relevant content on national and European regulations and market influences in a compact and practical manner. We inform property owners and asset managers about the objectives and requirements associated with owning and managing property. We provide you and your employees with the necessary guidance and at the same time create transparency in all relevant areas.

Regardless of your level of prior knowledge – we start from exactly where you are. This enables you to make decisions at all times and successfully achieve your goals and requirements for the properties you manage.

Our services:

- // Communication of relevant knowledge about sustainability in the real estate sector
- // Clarification of reporting obligations and regulatory requirements (taxonomy, CSRD, GEG, etc.)
- // Tools and instruments in practice (CRREM, climate risk analysis, etc.)
- // Quick wins in practice
- // Data transparency for successful ESG transformation
- // Clarification of individual questions
- // Upon request: individual workshop to classify your existing properties in the regulatory context

Your benefits:

- // Start is possible at any time, even without prior knowledge
- // Increase in expertise and building of own expert knowledge
- // High practical relevance of the content taught
- // Proactive regulatory monitoring for maximum transparency
- // Personal interaction to clarify individual questions



Together we will lead your property to success

Success is created through collaboration. With our sustainability expertise and your commitment, we jointly shape the sustainable transformation of your property – in a customised way and with passion. We offer reliable support throughout the entire transformation process and provide transparent advice at every step. In doing so, we ensure that planned measures do not just remain theory but are successfully put into practice. Together, we shape a sustainable future.



Independent consulting

Independence is the most important asset of our sustainability consulting. Free of external influences and without obligations to specific providers or subcontractors, we always put your needs and interests at the centre of our work. This means you can be sure that our objective solutions are tailored exclusively to your individual requirements.



Practical orientation

Our focus is on practical solutions that are both ecologically and economically sustainable. We attach particular importance to measures that not only make sense in theory but can also be effectively implemented in practice and deliver concrete, measurable results. We take into account the specific requirements of your buildings and your long-term goals.



Compliance

Sustainability and regulatory compliance are closely linked and crucial for the long-term success of existing properties. Our team of experts has in-depth knowledge of the complexity of regulatory requirements at European and national level. We provide the necessary transparency and orientation you need to integrate these requirements into your corporate strategy.



Responsibility

Sustainable practices are essential in order to meet the challenges of climate change. For us, responsibility means looking beyond regulatory requirements and developing holistic sustainability strategies that we implement together with you. In this way, we are actively contributing to global climate targets and taking responsibility for a sustainable society.



Holistic approach

We take ecological, economic and social aspects into account not only to make your existing property more environmentally friendly but also to increase its value. By identifying and utilising all ESG potential, we help you make your buildings fit for the future. The aim is to achieve resource-saving, energy-efficient, economically viable and socially equitable solutions.



Expertise from a single source

To successfully implement your regulatory and individual sustainability targets, we combine all relevant expertise under one roof. With our pooled in-house expertise and strong GOLDBECK network, we approach buildings from all angles – from the technical to the commercial to the structural perspective. This enables us to provide comprehensive advice and customised sustainable solutions for your existing properties.

Sustainability for every asset class

The sustainability of properties determines their long-term value on the market. Building operation offers great potential for sustainable optimisation. GOLDBECK Real Estate Services is dedicated to making properties sustainable, cost-efficient and future-oriented. Our mission: maximising sustainability in existing properties to significantly improve the long-term performance of your assets and portfolios.

To achieve your regulatory and individual sustainability targets, we combine all relevant expertise under one roof. We approach buildings from all angles – from the technical to the commercial to the structural perspective. This holistic approach enables us to find solutions that are environmentally sustainable, socially equitable and economically viable, elevating your properties to a new level of sustainability.

Whether energy-efficient building operation, future-oriented mobility or the planning and implementation of ESG strategies: GOLDBECK Real Estate Services work intelligently in a connected network and achieve the maximum level of sustainability for your property with effectively pooled synergies and seamless knowledge transfer. Short, perfectly coordinated processes and a personal contact person ensure that the sustainable transformation of your assets and portfolios is both simple and effective. Are you ready to join us on the journey to a sustainable future?



Everything you need for future-oriented
real estate from a single source.

GOLDBECK – The company

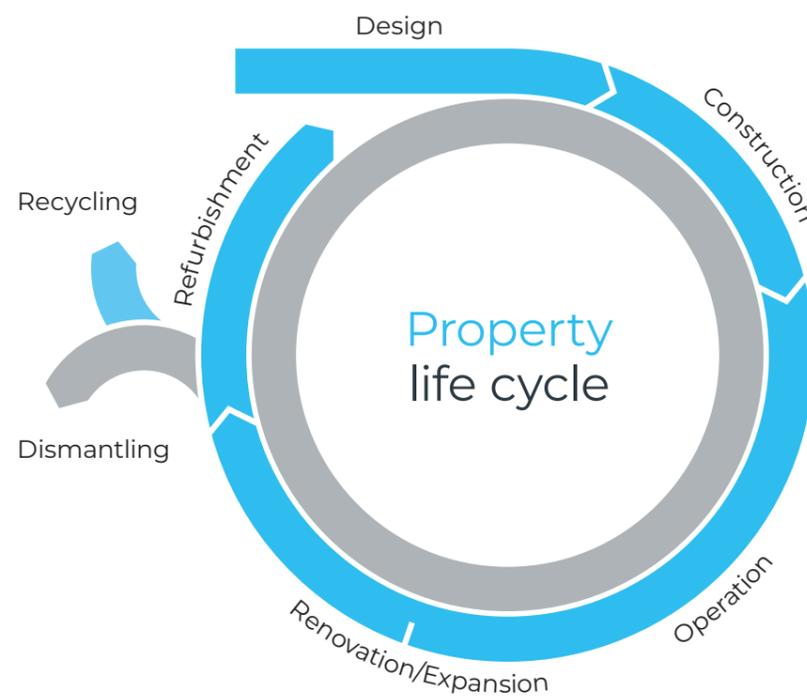
GOLDBECK is designing the future of construction. As we have been for over 50 years.

Future-oriented properties, design, construction and services – that's what we consider "building excellence". Our systematic element-based construction enables us to provide the precise buildings and services that our customers need.

Products and services – cost-effective, quick and sustainable.

Our range includes warehouses and industrial buildings, multi-storey car parks, office and school buildings, sports halls, fire stations and residential buildings. Refurbishments and building-related services complete our offering. We accompany the entire life cycle of a property to ensure that it is future-facing and delivers added value.

Our experience from over 10,000 projects, coupled with our innovative strength and commitment to driving digitalisation, ensures that our products perform optimally while in service – their future viability included.



GOLDBECK

Real Estate Services

One partner. For everything you need.

GOLDBECK Real Estate Services offers one-stop shopping for all the property services you need – both commercial and technical. We see ourselves as a reliable partner at your side, always thinking and acting in your best interest and with the big picture in mind to protect and maximise the value of your properties.

As a full-service contractor, we're familiar with all types of buildings and manage portfolios both large and small with the same keen attention and our own employees. With our flexible structures, digital tools and fixed points of contact for each project, we make collaboration straightforward and efficient.

Always with one eye on the entire life cycle and the future viability of every building. After all, our goal is always to keep your real estate portfolio successful for the long term.



Are you looking for a strong partner with extensive expertise?

Discover our other GOLDBECK Services units to fully optimise your building.



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