

Emerging Trends in Practice

IGBC Webinar

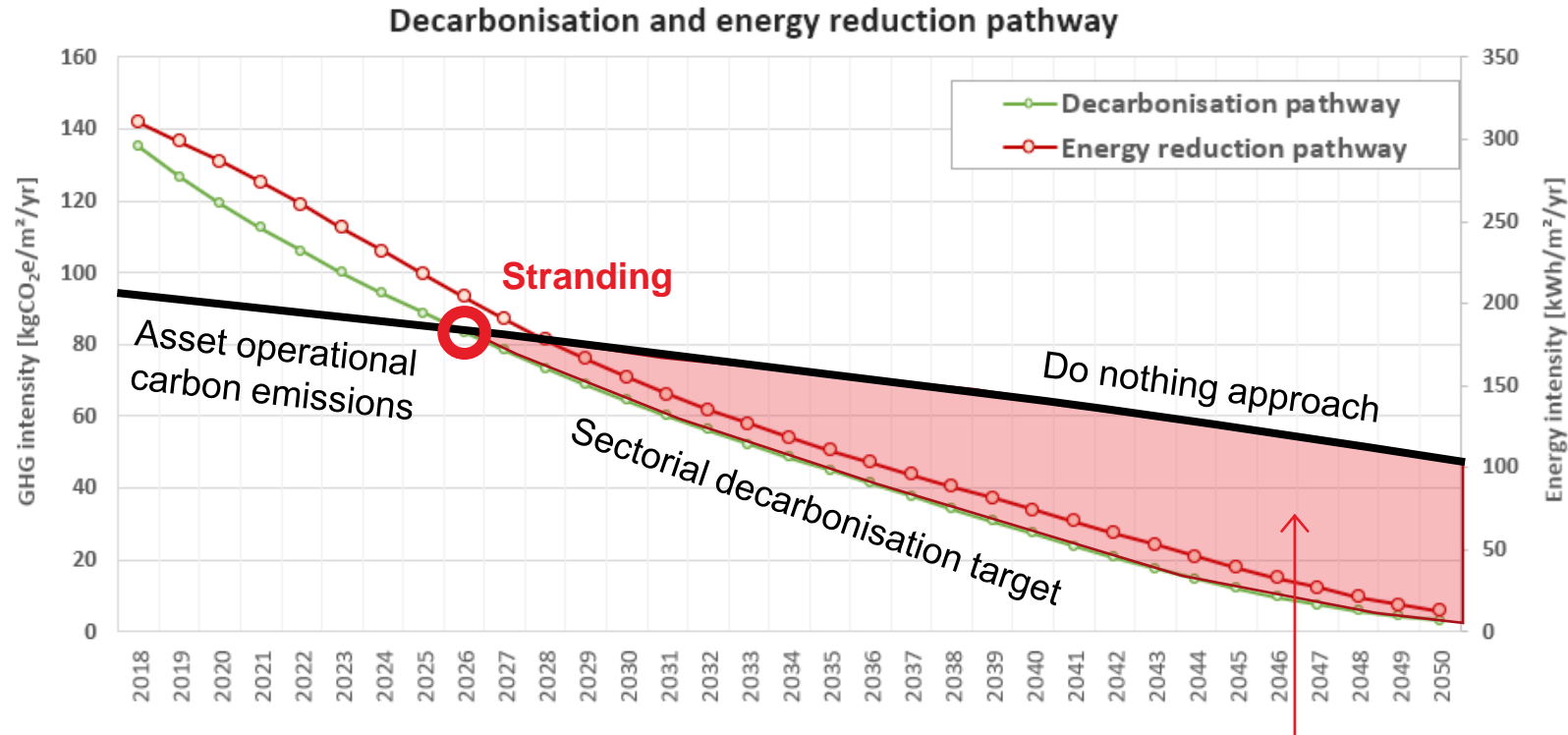
John Bynum, PhD, PE

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Stranding Risk

The carbon *stranding* risk

Key market drivers for decarbonisation



Global warming target:	1.5°C
Country:	Ireland
Type of use:	Office

Unknown risk for asset owner in respect of CO₂ price development and future legally binding carbon targets. As a result, the asset value is at risk due to excessive carbon emissions.

EU Taxonomy in Practice

Climate mitigation requirements for buildings

According to EU Taxonomy Regulation



Acquisition and ownership

BER class A
or within the top 15% of the market
(built before 31.12.2020)



Construction of new buildings

PED (Primary Energy Demand)
10 % < nZEB
(nearly Zero Energy Building)

Mandatory Life Cycle Assessment
and Global Warming Potential disclosure
(GWP) + air-tightness + thermal
integrity disclosure



Renovation of existing buildings

30 % reduction of PED
(Primary Energy Demand)

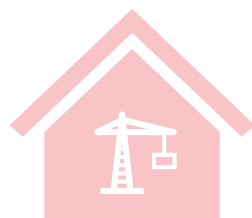
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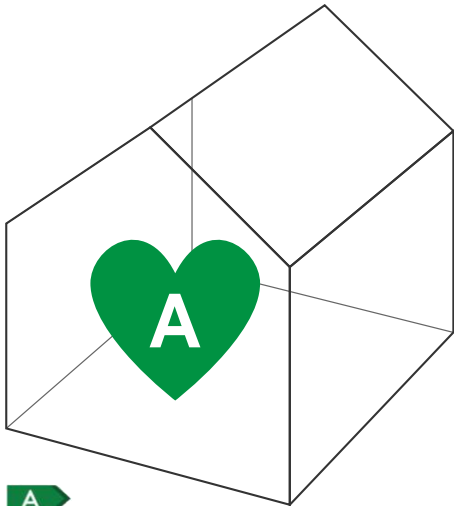


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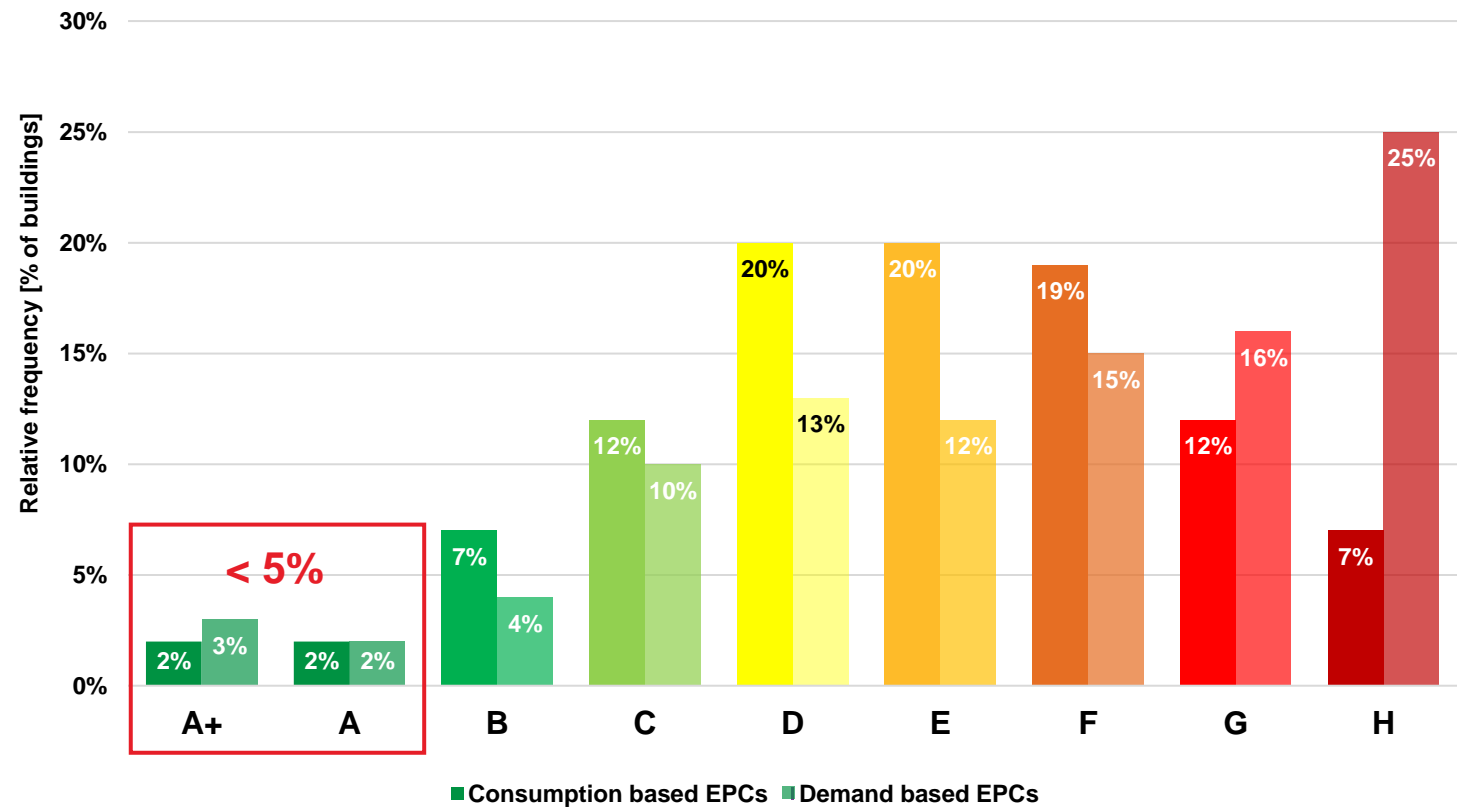
“Houston we have a problem”



The vast majority of existing buildings do NOT have a EPC rating of A

Source: dena-GEBÄUDEREPORT 2016

Distribution of energy consumption according to efficiency classes in Germany



Risks and Opportunities

Risks and Opportunities

Risks	
Transitional Risks	Physical Risks
Policy and Legal	Acute
Technology	Chronic
Market	
Reputation	

Opportunities
Energy savings and efficiencies
New products and services
Improved reputation and market leadership
Quality as a differentiator
Premium for green credentials
Attracting premium tenants
Improved access to investment & green finance
Informed portfolio strategy
Securing strategic business partnerships
Digital transformation, benchmarking & data capture – O&M efficiency
Social impact & value contribution

Strategic planning and risk management + financial impact

ARUP