

La taxonomie – une avancée positive pour le secteur

SLRB – BGHM



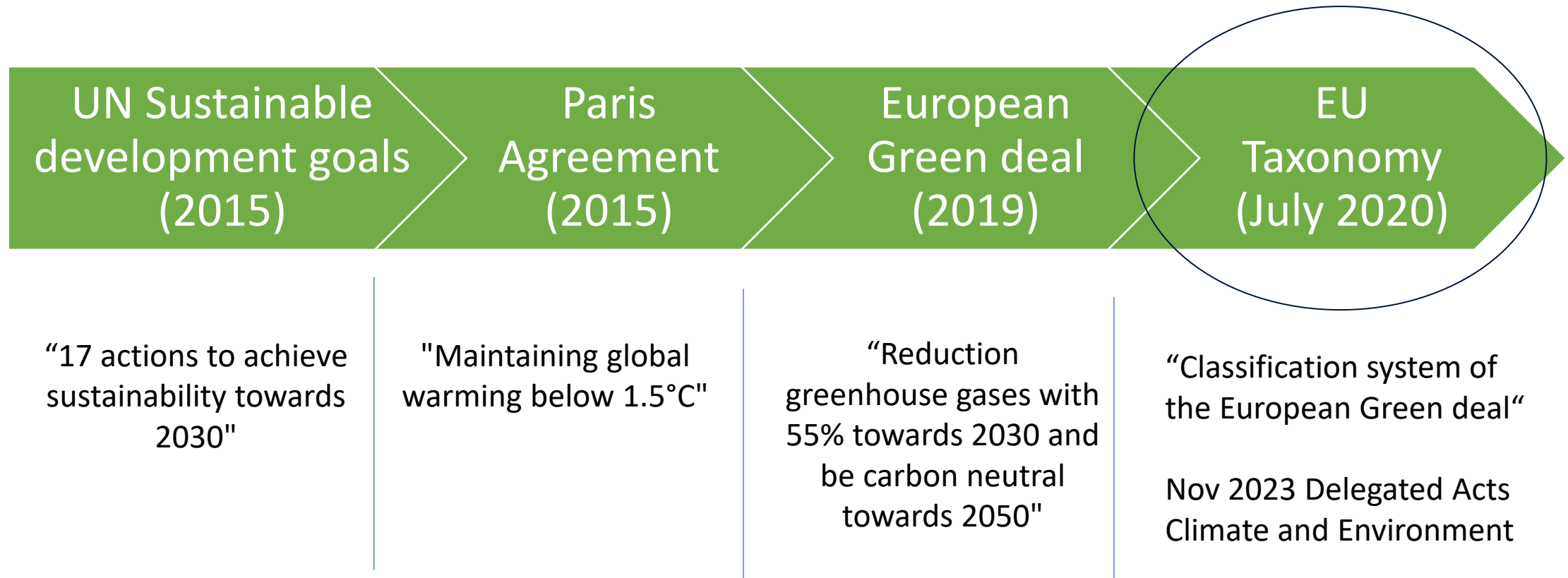
01. *Europe and Sustainability*



European
Green Deal



Europe and sustainability



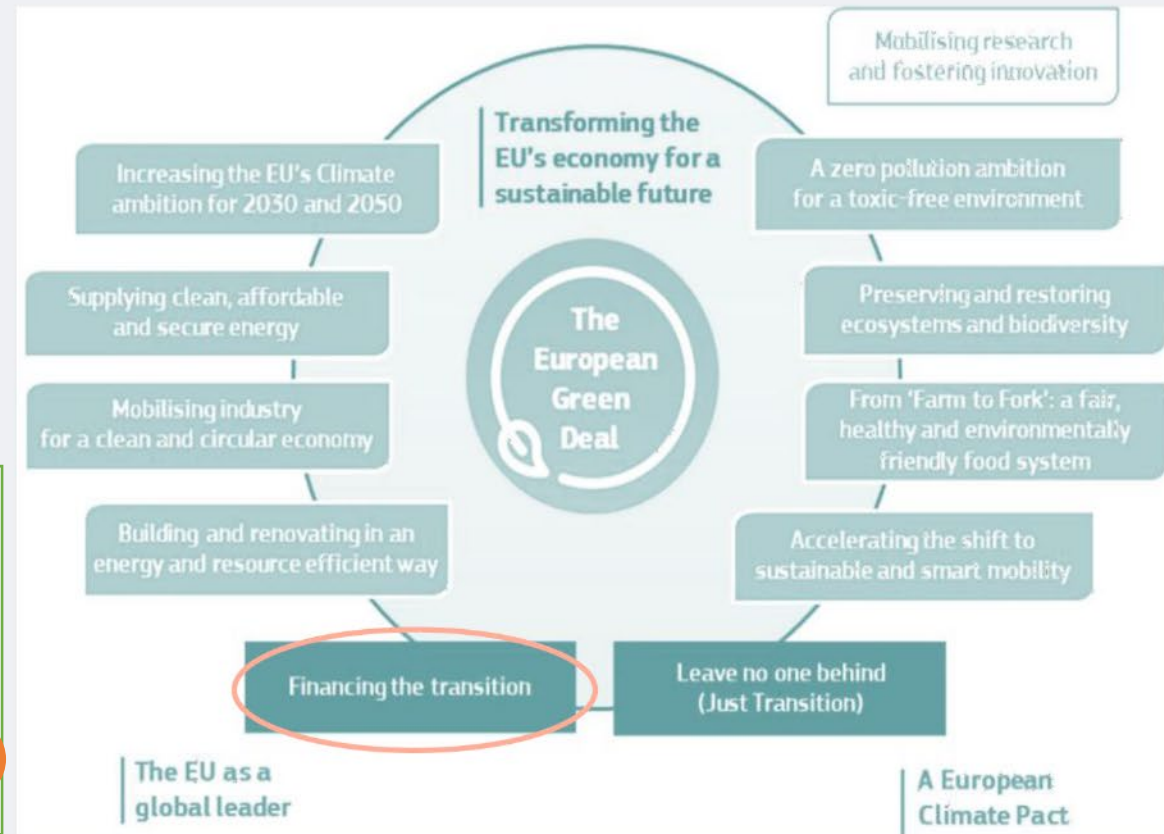
Europe and sustainability

The EU Taxonomy came from the EU Green Deal

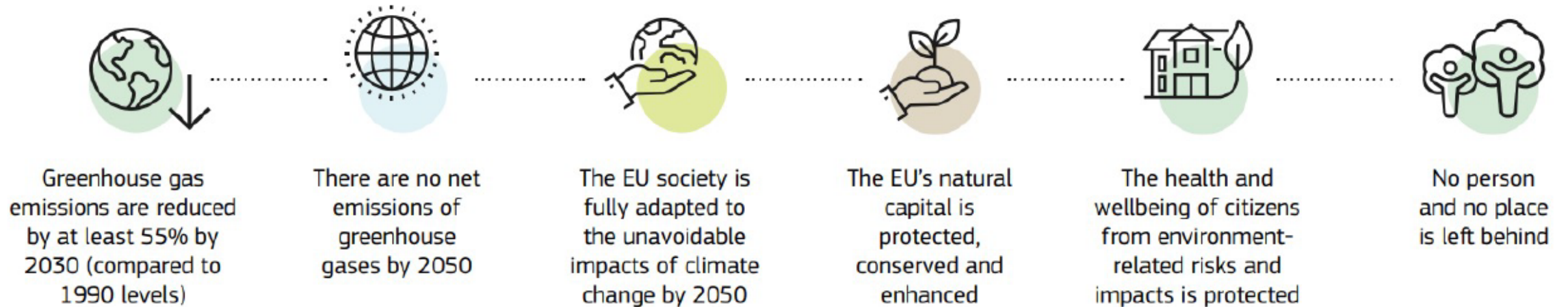


Taxonomy: **Uniform EU** Tool to screen companies whether they are **'sustainable'** or not.

Such that investors can **compare & invest in green investments**

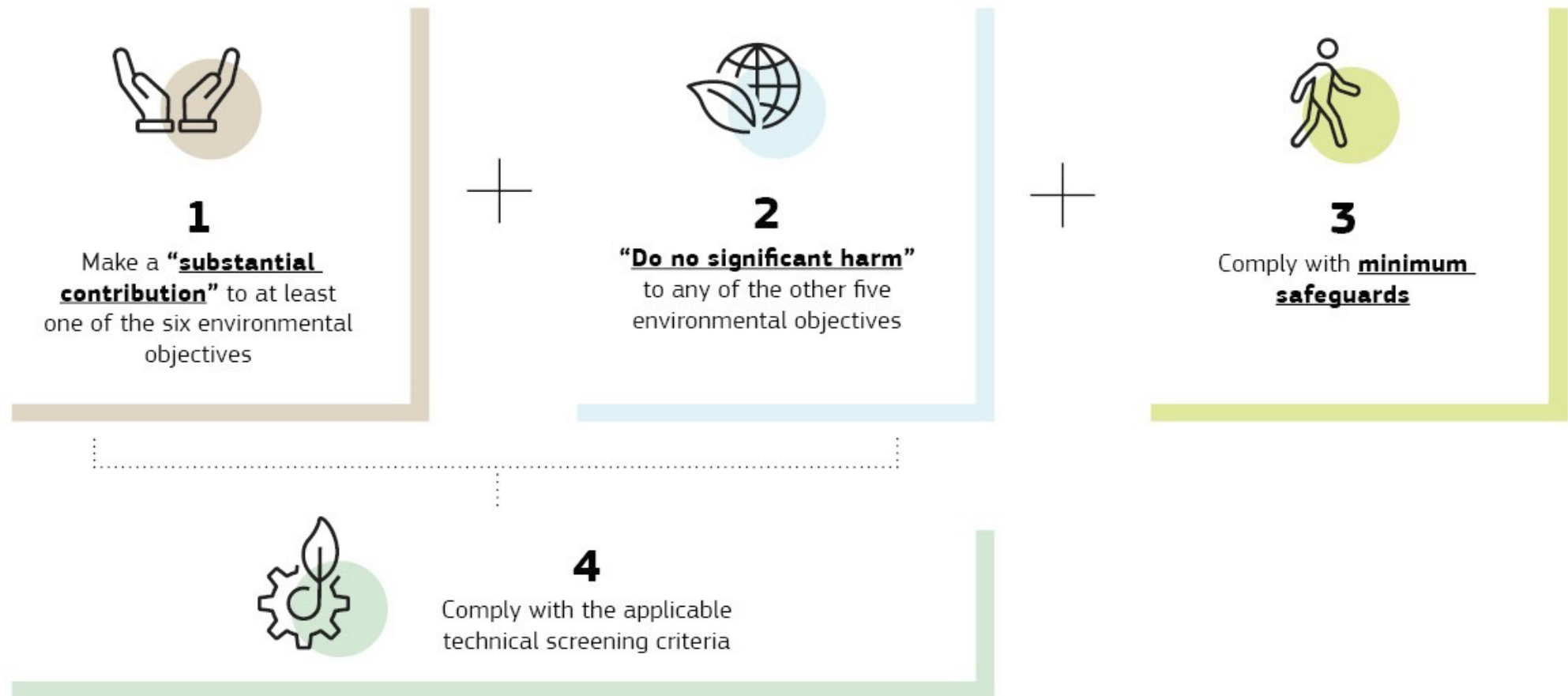


The Green Deal in a nutshell

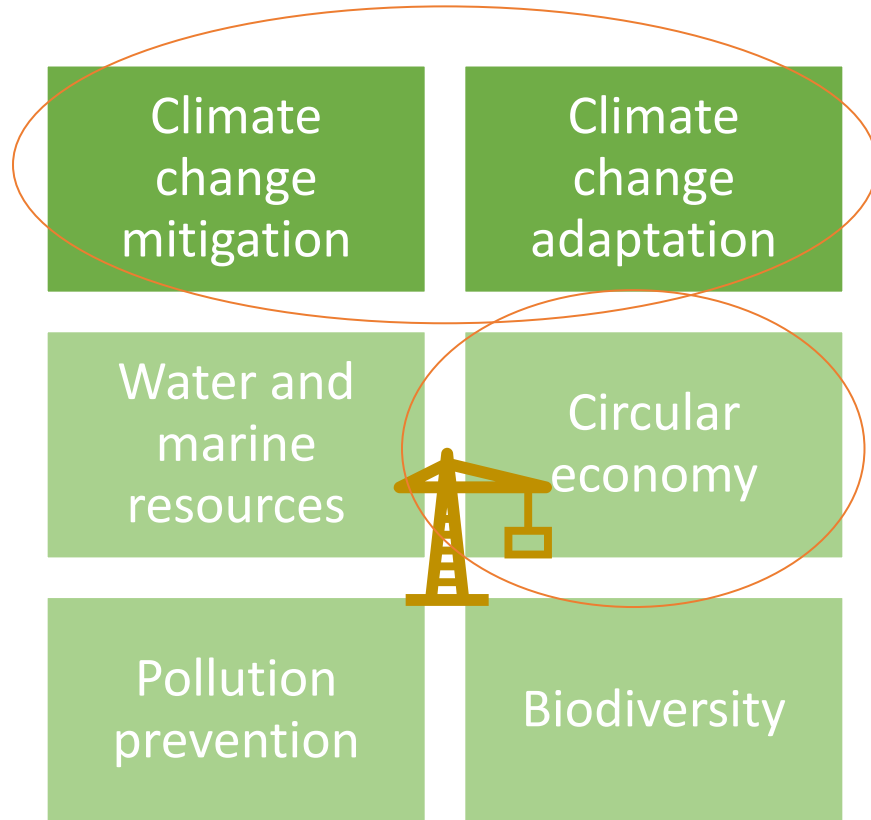


Source : Taxonomie, Build Europe, 2023

Taxonomy : 4 conditions to be aligned



Taxonomy is a working process



The three most important and actionable Substantial Contributions are known since Nov 2023 for our sector.

Policy making timeline

21 November 2023

Delegated act - Environmental and climate

Publication in the Official Journal of a [Delegated Act for economic activities](#) substantially contributing to the objectives of

1. sustainable use and protection of water and marine resources
2. transition to a circular economy
3. pollution prevention and control
4. protection and restoration of biodiversity and ecosystems

Amendments to add economic activities to the list of those substantially contributing to the objectives of climate change mitigation and adaptation, and to clarify the reporting obligations for the additional activities. The delegated acts were approved in principle on 13 June 2023 and adopted on 27 June 2023. They will apply as of January 2024.

Reporting frameworks & taxonomy

| | Company related | Project related |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Local (EU/BE) | <p>CSRD (→ EU Taxonomy)</p> <ul style="list-style-type: none">• Corporate Social Responsibility Directive• Part of annual report | <ul style="list-style-type: none">• EPB regulation• <i>Règlement Régional d'Urbanisme</i>• DGNB• LCBI• Biodiversity• ... |
| Universal (Outside EU) | <p>Sustainable Development Goals</p> <ul style="list-style-type: none">• United nations• 17 global objectives | <ul style="list-style-type: none">• Breeam (UK !)• Well• Leed |

02. *In practice*



EU Taxonomy Compass

[Home](#)

[EU Taxonomy Compass](#)

[Activities by sector](#) ▾

[Home](#) > [Activities](#) > [Construction of new buildings](#)

Construction of new buildings

[Contributing to climate mitigation](#) ▾

[Contributing to climate adaptation](#) ▾

[Minimum safeguards](#) ▾

Eligible and aligned

(1) NACE Code - Eligible:

Professional activities that qualify for the taxonomy

- Construction
- Renovation
- Acquisition & ownership

Transport

Construction and real estate

Information and communication

Professional, scientific and technical activities

(2) Aligned:

Professional activities that meet the different taxonomy criteria and are therefore 'sustainable'

1. Pursue one of the **6 climate objectives**
2. Substantial Contribution Criteria
3. Do Not Significantly Harm
4. Minimum Social Safeguards

Taxonomy for real estate : 3 activities (NACE)

Climate change mitigation

7.1 New building

7.2 Renovation

7.7 Ownership & Acquisition

✓ **ENERGY AS A HIGH
AMBITION**

✓ **DNSH : 5 OTHER TOPICS**

✓ **MINIMUM SAFEGUARD**

Circular economy

7.1 New building

7.2 Renovation

✓ **CIRCULARITY AS A HIGH
AMBITION**

✓ **DNSH : 5 OTHER TOPICS**

✓ **MINIMUM SAFEGUARD**

Climate change
mitigation

Climate change
adaptation

Water and
marine
resources

Circular
economy

Pollution
prevention

Biodiversity

Mitigation : in practice

7.1 NEW BUILDING

Trends -> 90 %

| SUBSTANTIAL CONTRIBUTION | DNSH + Minimum Safeguard |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>10% < NZEB (EPC)</p> | <p>Climate adaptation : environ. study + solutions Water : max debit / worksite</p> |
| <p>If > 5000 m2 : air-tightness and thermal integrity test or robust quality process</p> | <p>Circular economy : waste recycling 70% - LCA – circ. design Pollution prevention : COV / pollution study / lowering noise-dust emissions</p> |
| <p>If > 5000 m2 : life-cycle Global Warming Potential (GWP) at each stage of the life-cycle + disclosure on demand</p> | <p>Biodiversity : impact study/ greenfield (! FAQ clarification)</p> |

FAQ

On this basis, the building permit can be used as proof of compliance to show that new construction is not built on the land types in points (a), (b) and (c) of the criterion.

Mitigation : in practice

7.2 RENOVATION

Trends -> 90 %

| SUBSTANTIAL CONTRIBUTION | DNSH + Minimum Safeguard |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Applicable requirement for major renovation (i.e. NZEB) Or reduction of 30% of energy demand (PED) | Climate adaptation : environ. study + solutions Water : max debit / worksite |
| | Circular economy : waste recycling 70% - LCA – circ. design Pollution prevention : COV / pollution study / lowering noise-dust emissions |
| | Biodiversity : not applicable |

Mitigation : in practice

7.7 OWNERSHIP

Trends -> 90 %

| SUBSTANTIAL CONTRIBUTION | DNSH + Minimum Safeguard |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| < 31/12/20 : EPC certificate A or amongst 15% best PED before the same date (either resi or non-resi) | Climate adaptation : environ. impact + solutions Water : pas applicable |
| > 31/12/20 : same as 7.1 | Circular economy : not applicable Pollution prevention : not applicable |
| Large non resi (> 290 kW) : operation thru energy performance monitoring and assessment | Biodiversity : not applicable |

Circularity
7.1 NEW

Trends
?? 0%

| SUBSTANTIAL CONTRIBUTION | DNSH + Minimum Safeguard |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Min 90% (weight) reuse or recyclage of non dangerous wastes and demolition | Climate mitigation : NZEB (& non fossil dedicated) Climate adaptation : environ. Impact + solutions |
| LCA | Water : Max debit / worksite Pollution prevention : COV / pollution study / reduction noise-dust emissions |
| Circular design & construction (Levels) | Biodiversity : impact study / greenfield (!! FAQ) |
| Reduction of primary material for the 3 first (weight) categories : <ul style="list-style-type: none"> - Total concrete/stone : max 70% primary - Total bricks, tiles et ceramics : max 80% primary - Biobased products : max 80% primary - Glass, mineral isolation : max 70% primary - Non biobased plastics : max 50% primary - Metal : max 30% primary - Gypsum = max 65% primary | |
| Digital Material Passeport | |

Circularity
7.2 RENO

Trends
?? 0%

| SUBSTANTIAL CONTRIBUTION | DNSH + Minimum Safeguard |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Min 70% (weight) reuse or recyclage of non dangerous wastes and demolition At least 50% of the original building is preserved | Climate mitigation : NZEB (& non fossil dedicated) Climate adaptation : environ. Impact + solutions |
| LCA | Water : Max debit / worksite Pollution prevention : COV / pollution study / reduction noise-dust emissions |
| Circular design & construction (Levels) | Biodiversity : not applicable |
| Reduction of primary material for the 3 first (weight) categories : <ul style="list-style-type: none"> - Total concrete/stone : max 85% primary - Total bricks, tiles et ceramics : max 85% primary - Biobased products : max 90% primary - Glass, mineral isolation : max 85% primary - Non biobased plastics : max 75% primary - Metal : max 65% primary - Gypsum = max 83% primary | |
| Digital Material Passeport | |

03. *New framework, existing concepts*



BREEAM



Didn't start from 0: National regulation

- ✓ Water
- ✓ Biodiversity
- ✓ Soil pollution
- ✓ Energy performance



Implemented in impact study to obtain the building permit

Didn't start from 0: Certificates

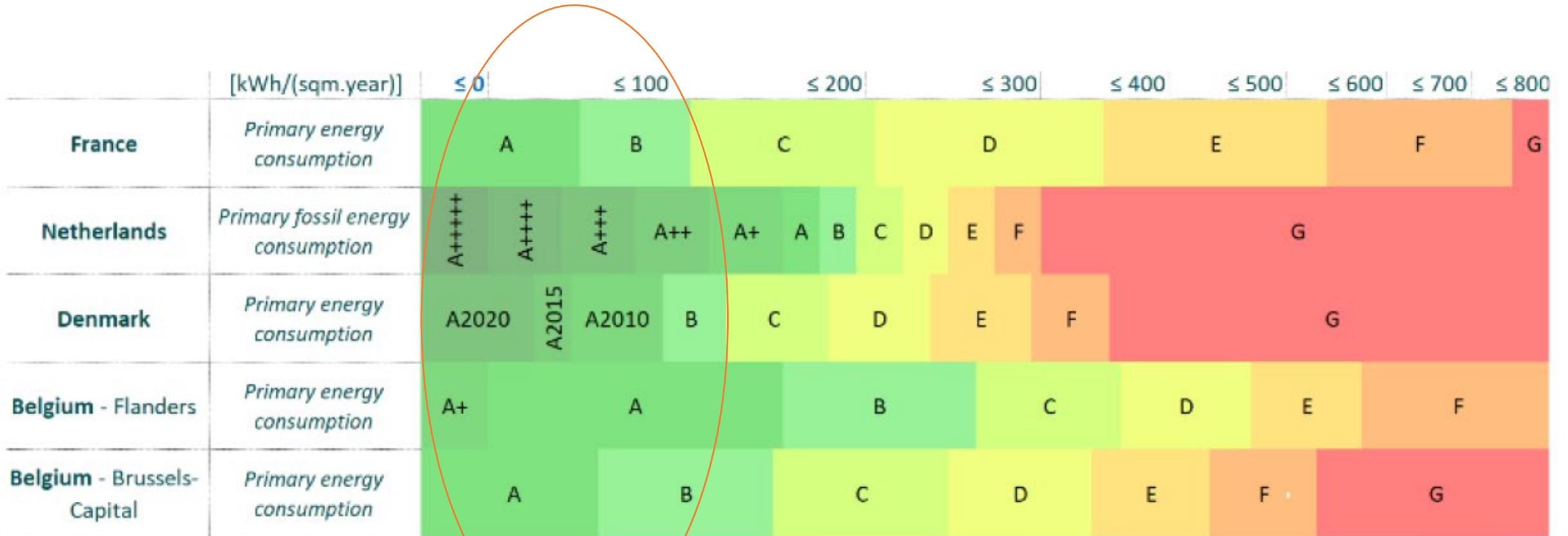
- ✓ Adaptability study
- ✓ Climate risk assessment
- ✓ Life cycle assessment (carbon footprint)
- ✓ ...



BREEAM/WELL studies can be used to prove taxonomy criteria

*Important to remain vigilant about small nuances in different certificates!

Avoid greenwashing and dogmatic positions



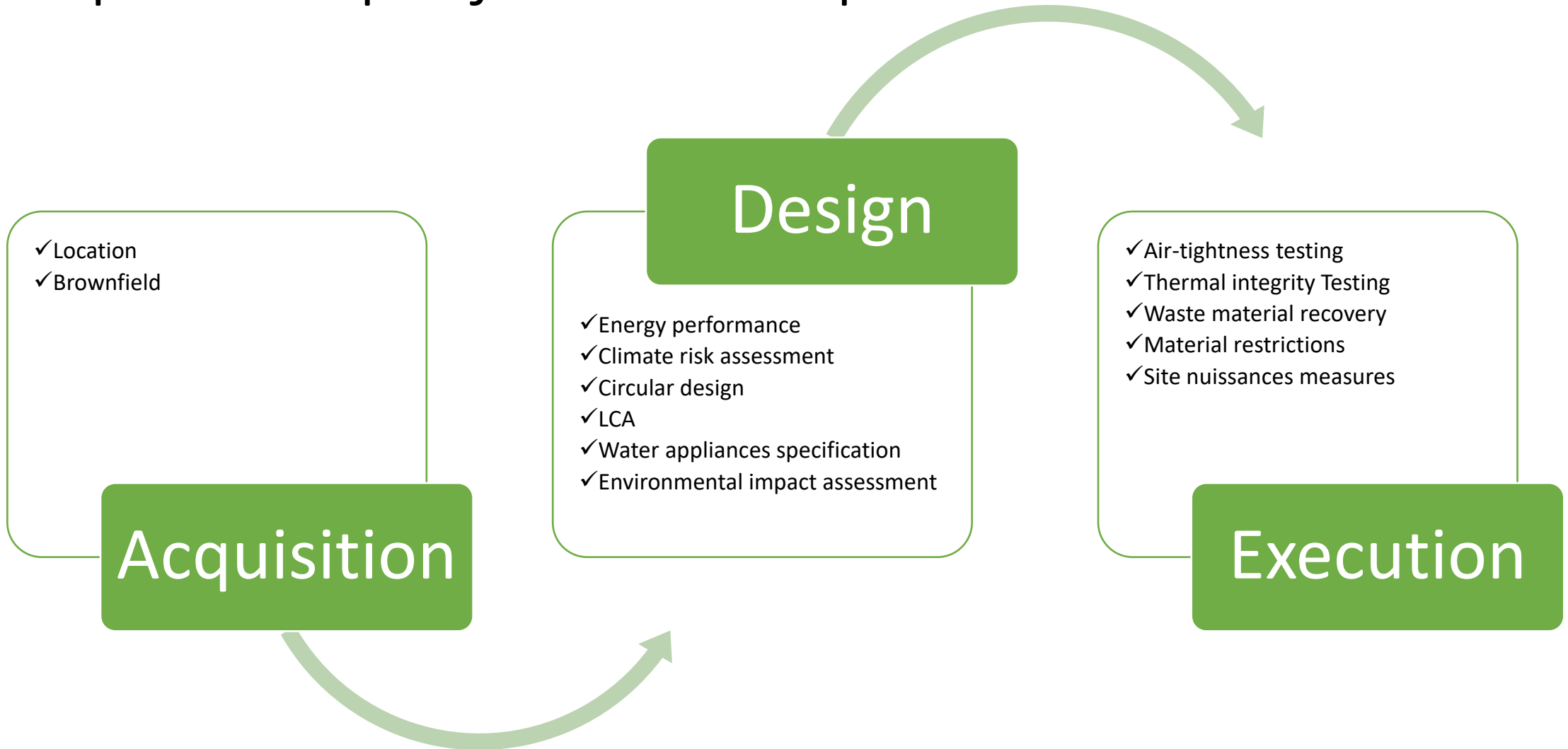
IN EVOLUTION ...

+ MIND THE ELECTRICAL CONVERSION FACTOR : 2,5 > 1,9 FOR BELGIUM

04. *For a real estate developper*

*“How will taxonomy impact
our projects?”*

Impact on project development



Impact on project finance

| Criteria | Financial Impact |
|-----------------------------------|----------------------------|
| Nearly Zero Energy Buildings -10% | €€ |
| Air-tightness & Quality follow up | € |
| Life Cycle assessment report | € |
| Climate risk analysis | € |
| Efficient sanitary equipment | € |
| Recycling minimum | - |
| Disassembly and adaptability | €€€ |
| Material restrictions | €€€ (if possible) |
| Location | Yes or No (site selection) |

05. A “free” & common framework

*“How will taxonomy impact
our project financing?”*

Extra decision-making criteria

- ✓ Taxonomy is a clear, coherent, European framework for classifying investments
 - Creating 'sustainable' portfolios
 - Benchmarking between companies
 - Avoid to master technical topics when being a bank
- ✓ Wider than the CRREM
 - Also implement circularity, biodiversity of buildings,...
- ✓ **Avoid Greenwashing!**
 - By enchainning transparency



06. *Case study*



bpi

URBAN SHAPERS
FOR GOOD



Good projects that are aligned with the original design.



Projects for which adjustments were made to be aligned.



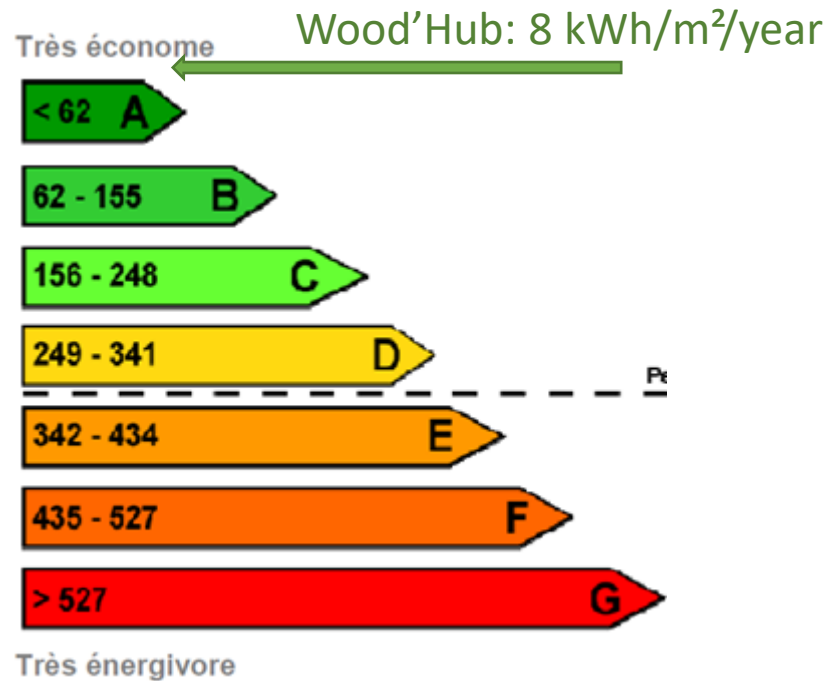
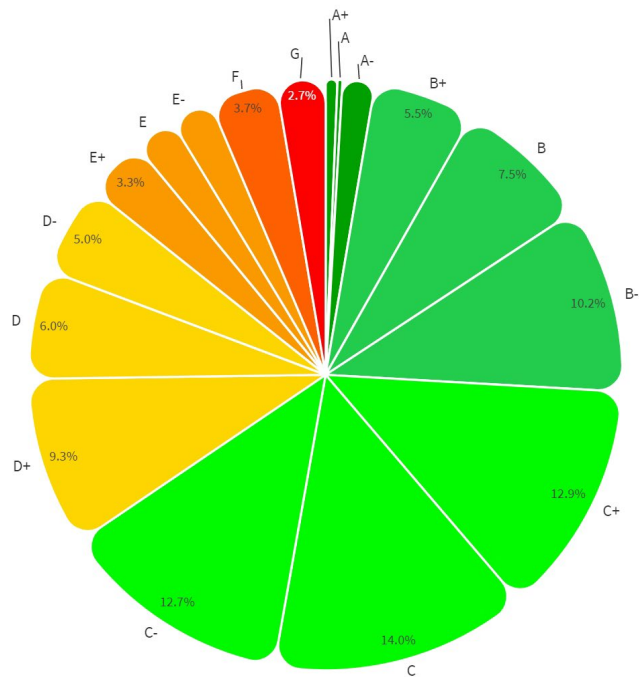
What makes Wood'Hub taxonomy aligned?

- *“10% better than current ‘nearly zero energy buildings-regulation’”*
 - ✓ *Wood’hub is more than 79% better*
- *“Resource efficiency, Adaptability and disassembly of buildings”*
 - ✓ *Reuse of materials*
 - ✓ *Wood construction*
 - ✓ *Disassembly of connections*

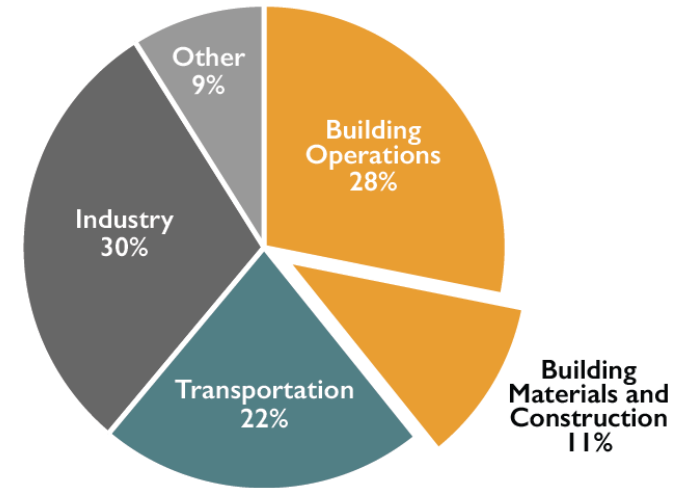


“10% better than current ‘nearly zero energy buildings-regulation’”

Classes énergétiques des certificats PEB des bureaux
Source données: neuf et existant



Global CO₂ Emissions by Sector



Source: © 2018 2030, Inc. / Architecture 2030. All Rights Reserved. Data Sources: UN Environment Global Status Report 2017; EIA International Energy Outlook 2017



What makes Wood'Hub taxonomy aligned?

- *“Adapted for climate change”*
 - ✓ *Storm basin*
 - ✓ *Wadis*
 - ✓ *Green roof*
 - ✓ *Renewable energy*
- *“Biodiversity study”*
 - ✓ *Protecting rare species*
 - ✓ *Adding biological valuable trees, bushes*
 - ✓ *Beehives*



07. *Key takeaways*



Look for good projects rather than alignment



It's not because the project can't be aligned that it's bad



A qualitative project:

- Anticipates future need (5-50 years)
- Is flexible over time
- Is auditable and transparent with concerns to sustainability



Taxonomy is 'just' a clear framework to existing practices

08. *Taxonomy & Energetic renovation @ CFE*



pulse

Are you ready to
revitalise your real estate value ?

3 areas of expertise and *à la carte* services

Let's revalorise your assets while accelerating their alignment with EU Taxonomy, improving energy performance, ensuring environmental respect and well-being of your tenants.

pulse Consultancy

We **conduct energy, environmental, and ergonomic audits** to provide pragmatic recommendations that help you **align with taxonomy** and **enhance the value** of your buildings.

pulse Serenity

We provide you with peace of mind **by standing by your side** and meticulously and efficiently managing a series of essential stages, **from managing permits to carrying out the work.**

pulse Energy

We offer you **innovative techniques** with the possibility of a **performance guarantee** to reduce the energy consumption of your buildings while aligning the reductions in CO2 emissions with the taxonomy.



pulse

REVITALISE YOUR
REAL ESTATE VALUE



Enhance the value of your portfolio with
EU Taxonomy



Contact :
Sandra Gottcheiner

