



# ESG DUE DILIGENCE

INDIVIDUAL SUSTAINABILITY ASSESSMENT FOR  
YOUR PROPERTIES & PORTFOLIOS

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Interest in sustainable real estate investments and responsible property use is growing - for good reason, as legislation is increasing the pressure on owners: those who do not sufficiently consider ESG criteria in their properties risk higher maintenance costs, poorer financing conditions as well as disadvantages in letting - and thus prospectively lower yields.

For a planned acquisition or sale, we therefore recommend an ESG audit as a fixed component of the due diligence: the environmental, social and corporate governance criteria are thus directly included in the assessment and both buyer and seller receive a clear picture of possible follow-up costs.

Economic efficiency, service life or sensible modernisation - we advise you on all sustainability issues and accompany you flexibly and individually through the ESG assessment process.

## OUR ESG ASSESSMENT PACKAGES - TAILORED TO YOUR GOALS

### 1 QUICK-CHECK

We determine the ESG characteristics of the property, identify red flags during portfolio acquisition or viewing using our own customisable and fund-specific C&W ESG Score Card, and check the assets' compliance with market trends as well as current and future legislation.

### 2 STANDARD ASSESSMENT

We provide in-depth information on the current ESG characteristics of your property, check EU taxonomy compliance and determine the decarbonisation path using the CRREM tool.

### 3 PREMIUM ASSESSMENT

In addition to the standard assessment, we offer you an initial assessment of possible certifications, determine the theoretical baseline assessment and point out optimisation potential. If desired, we can carry out a pre-assessment, determine costs, implement measures and subsequently support throughout a full certification as an auditor.

### 4 PREMIUM-PLUS ASSESSMENT

The premium-plus assessment helps portfolio holders to realistically assess their assets and optimise them in a targeted manner. For this purpose, we develop an individual net zero strategy and recommend concrete measures to reduce energy consumption and CO<sub>2</sub> emission in the short, medium and long term. Via a thermal-dynamic simulation, energy savings and investment costs can be estimated precisely.

## OUR ESG ASSESSMENT SERVICES AT A GLANCE

	QUICK-CHECK	STANDARD ASSESSMENT	PREMIUM ASSESSMENT	PREMIUM-PLUS ASSESSMENT
On-site visit and interview	recommended	recommended	recommended	✓
Decarbonisation pathway in accordance with CRREM	✓	✓	✓	✓
Assessment of current performance & potential for improvement of key ESG parameters	✓	✓	✓	✓
Comparison with national legislation & review of energy performance certificate	✓	✓	✓	✓
Review of EU taxonomy compliance		✓	✓	✓
Options for improving the ESG balance sheet		✓	✓	✓
Gap analysis and strategy development for possible certifications			✓	✓
Net zero CO <sub>2</sub> assessment & strategy development to achieve a net zero CO <sub>2</sub> target via a dynamic 3D simulation				✓
Cost estimate of net zero implementation				✓

We summarise each result in a report. Together with you, we determine the next steps to optimise your asset management and budgeting and plan the implementation if necessary.

## OUR BENEFITS FOR YOU



Specialised ESG teams in Germany and EMEA - for consistent, cross-border assessment of assets and portfolios



Ability to review large portfolios in a short time



Many years of experience in all asset classes - from logistics to office, and hotel to retail



ESG as an integrated advisory service including action plan and implementation



In-depth expertise in planning and implementation, taking into account time and costs





# WE LOOK FORWARD TO YOUR ENQUIRY

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