



ECSP's ESG Webinar Series

10 KEY TAKEAWAYS

Managing systemic change as Europe seeks better buildings for a greener future

1. **Net-zero is inevitable and a game-changer:** this is an historic moment; we are looking at an imminent tipping point. The Covid-19 pandemic has only accelerated the need to build back better.
2. **Its impact is not incremental, it's strategic and systemic:** if Europe is to reach its climate targets and the world is to avoid the very worst consequences of climate change, standing still is not an option.
3. **No one can avoid taking responsibility:** landlords, big and small, will increasingly have to work together with tenants. Expect to see increased cooperation in developing and sharing targets, goals and objectives to ensure assets are being run in the best possible way.
4. **ESG criteria are becoming more demanding:** investor expectations ensure that all decision-making processes will have to have clear sustainability KPIs. There will be increasing requests for transparent data on climate impact and GHG emissions.
5. **Impact has to be measured holistically:** the retail property sector will increasingly have to demonstrate that it is managing its carbon risk. It does not matter how efficient a building is, it needs to be seen and measured in its entirety to evaluate its impact at scale. The strictest environmental requirements are likely to be imposed on tertiary buildings first, and for commercial real estate this might entail many assets becoming too expensive to renovate.
6. **Changing business models:** sustainability has moved away from being a perceived risk, managed in isolation, to being viewed more broadly, to include issues such as waste, to find new ways of gaining a competitive advantage. The green transformation is an investment opportunity.
7. **Funding the transition:** it's not only about who pays, but also about how the private sector and investors can access public funds. The EU and national governments are clear and committed and have made considerable funds available.
8. **PropTech meets climate change:** buildings will also start to become smarter using new technology and move from being energy consumers to energy generators, creating new forms of revenue.
9. **Changing shopping habits:** the retail property sector will become more integrated into the debate about a more sustainable consumer culture.
10. **Guidelines, definitions and methodologies:** the industry requires clear terminology and standard setting. Retail property is still lacking details on a comprehensive roadmap for change; clarity is improving, but the sector needs more from regulators to understand how markets need to adapt.

ABOUT ECSP

The European Council of Shopping Places provides a European voice for an industry that designs, creates, funds, develops, builds and manages places anchored by retail across Europe. Its members are a catalyst for sustainable urban regeneration and represent an important civic function in virtually every European community. For more information, please visit www.ecsp.eu