



The next level of sustainable real assets
driven by collaborative expertise

RAPID NET ZERO CARBON ASSESSMENT

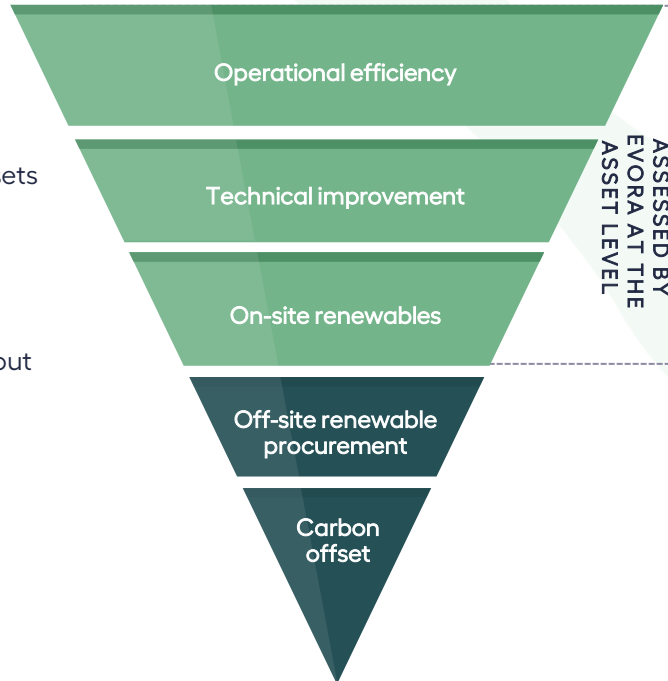
OUR ASSET LEVEL NET ZERO SOLUTION

THE CHALLENGE

Government regulations are catching up the unequivocal science: real estate needs to decarbonise and quickly. As the world transitions to a low carbon economy, commercial real estate investors must keep pace to preserve long term value and avoid stranded assets. Rising interest and concern amongst the public is also leading to increased reputational risk for those organisations seen as contributing adversely to climate change.

Our rapid desk-based net zero carbon assessments can quickly **identify improvements** to your assets and **budget** the costs for implementation.

We follow best practice to figure out energy efficiency and renewable energy opportunities available at your assets.



Many portfolios have overarching ESG commitments.

Our rapid net zero carbon assessments create action plans at the asset-level to realise your portfolio's goals.

THE SOLUTIONS

EVORA offers both detailed site visit audits, as well as rapid desk-based net zero assessments.

We've designed our rapid desk-based net zero carbon assessments to be **fast** and **cost-efficient**.

ASSESSMENT TYPE	SITE VISIT	RAPID DESK-BASED
Suitable for simple assets	✓	✓
Suitable for complex assets	✓	✗
Data collection	Desk-based and visits to site	Desk-based only
Site audit	✓	✗
Use of CRREM methodology	✓	✓
Calculation of savings	Bespoke, tailored and reviewed by specialist consultants	Automated
Interventions	Bespoke	Pre-defined core interventions
Time requirement	Slower turnaround Subject to organising access to assets	Quick turnaround Deliverable across multiple geographies
Cost	Dependent on scope, size and location	Fixed fee per asset
Report	Manual	Automated
Outputs	Project overview Asset overview / description Data review / benchmarking Bespoke list of interventions Estimated CAPEX Estimated timeframes Payback (based on actual energy costs) Stranding assessment (using CRREM) Minor opportunities Discarded opportunities Photographic documentation Documented methodology for audit purposes	Project overview Data review / benchmarking High-level interventions Estimated CAPEX Estimated timeframes Estimated payback Stranding assessment (using CRREM) - - Photographic documentation Documented methodology for audit purposes
Optional outputs	Water and waste opportunities assessed	Water and waste opportunities assessed

THE APPROACH

The methodology for our desk-based net zero carbon approach is set out below.

STAGE

1

DATA COLLECTION:

The EVORA net zero desk-based assessment uses a data collection template to obtain information including: location, energy consumption levels, asset type, information on energy consuming systems, and occupancy. Should we already hold this data in our SIERA platform, we will pre-complete where appropriate. If data is unavailable, intelligent estimates can be used to inform analysis.

STAGE

2

ANALYSIS:

Analysis will be completed to assess:
The current carbon footprint / stranding risk of the asset – presented against local benchmarks where possible
Improvement opportunities (e.g. installation of on-site renewables, replacement of heating systems)
The resulting impact to carbon footprint / stranding risk
Indicative financial cost (to aid in developing capital plans)
Proposed sequencing of interventions

STAGE

3

REPORTING:

Following analysis, EVORA will prepare a net zero carbon report, outlining recommendations and costs.
Reports will be accompanied by a remote briefing.

STAGE

4

IMPLEMENTATION:

On completion, EVORA is then ideally positioned to provide ongoing advisory support to track and manage improvement programmes.

Location-specific requirements

EVORA operates on a global basis. We recognise that net zero carbon and energy consultancy support must consider local expectations and requirements. All our net zero assessment offerings have been specifically designed to use appropriate national and regional data sets.

Optional green building certificate gap analysis

EVORA recognises that many clients have green building certificate assessment objectives, that are often linked to commitments including those defined through Sustainable Finance Disclosure Regulations. If required, EVORA can provide BREEAM In-Use gap analysis as a separate service.

The gap analysis assessments evaluate the existing position against green building certificate requirements and identify realistic improvement opportunities.



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