



## ULI HEALTH LEADERS NETWORK

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Berlin / 19.09.2023





# WHICH REGULATORY REQUIREMENTS MUST BE MEETED?

The EU Green Deal as a driver and framework for sustainable management

**EUROPEAN GREEN DEAL**

**EU DIRECTIVES AND DISCLOSURE REQUIREMENTS**

- EU Commission Action Plan**  
Financing Sustainable Growth
- EU Taxonomy**  
Classification system  
Disclosure requirements
- SFDR**  
Sustainable Finance Disclosure Regulation
- CSRD**  
Corporate Sustainability Reporting Directive
- ESRS**  
European Sustainability Reporting Standards
- CSDDD**  
Corporate Sustainability Due Diligence Directive

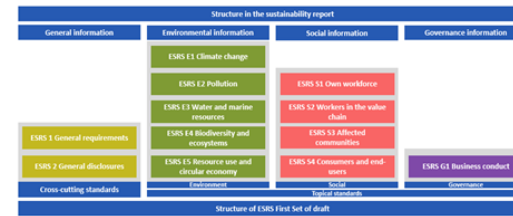
**FURTHER STRATEGIES AND INITIATIVES**

- Circular Economy Action Plan
- From Farm to Fork Strategy
- Sustainable & Smart Mobility Strategy
- Zero pollution action plan
- more to come...



# CORPORATE SUSTAINABILITY REPORTING DIRECTIVE (CSRD)

CSRD significantly changes corporate reporting: integration of financial and sustainability reporting in the group management report

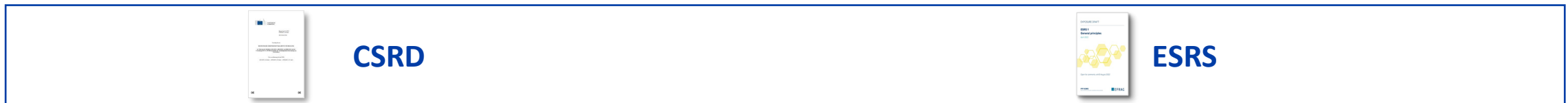


**12** categories of the ESRS  
incl. Strategien, Impacts, Risks & Opportunities (IRO)

**84** Disclosure Requirements  
incl. Metrics & Targets

	Strategy	IRO Management	Metrics & Targets	Governance
ESRS 1 General requirements	Explanatory	Explanatory	Explanatory	Explanatory
ESRS 2 General disclosures	Overarching description	Overarching description	Overarching description	Overarching description
ESRS 3 Environmental information	Strategy	IRO	Metric & Targets	Governance
ESRS 4 Biodiversity and ecosystems	Strategy	IRO	Metric & Targets	Governance
ESRS 5 Resource use and circular economy	Strategy	IRO	Metric & Targets	Governance
ESRS 6 Pollution	Strategy	IRO	Metric & Targets	Governance
ESRS 7 Water and marine resources	Strategy	IRO	Metric & Targets	Governance
ESRS 8 Climate change	Strategy	IRO	Metric & Targets	Governance
ESRS 9 Circular economy	Strategy	IRO	Metric & Targets	Governance
ESRS 10 Pollution	Strategy	IRO	Metric & Targets	Governance
ESRS 11 Biodiversity and ecosystems	Strategy	IRO	Metric & Targets	Governance
ESRS 12 Resource use and circular economy	Strategy	IRO	Metric & Targets	Governance
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ESRS 14 Pollution	Strategy	IRO	Metric & Targets	Governance
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> **1.000** Data points



→ **Harmonization of non-financial ESG reporting**

Based on existing international frameworks

→ **Integrated and standardized reporting**

From ESG strategy to key figure management

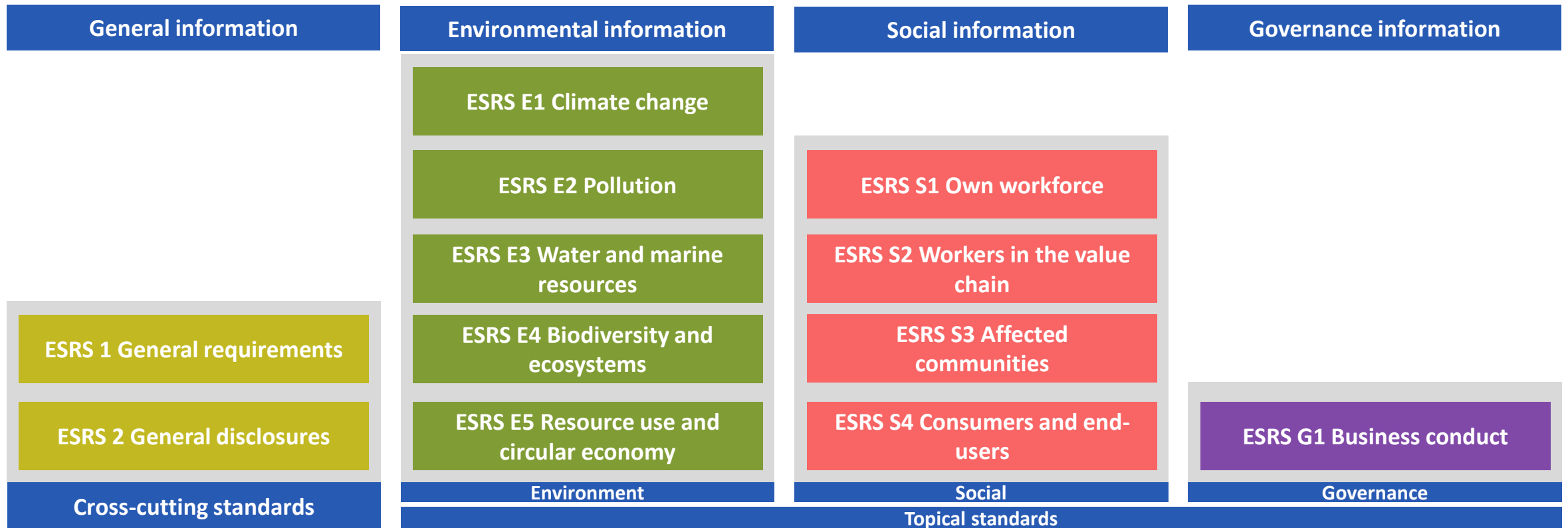


# EUROPEAN SUSTAINABILITY REPORTING STANDARDS (ESRS)

Overview of disclosure requirements for companies covered by the CSRD reporting obligation



## Structure in the sustainability report



## Structure of ESRS First Set of draft



# CSRD AND ESRS ENTER INTO FORCE IN PHASES

Mandatory for over 50,000 companies in the EU by 2028 (depending on size and legal form of company)



All companies in the EU that are currently already subject to the reporting obligation according to NFRD - in Germany, these are companies that are subject to the provisions of the CSR-RUG

All large companies in the EU - a company is considered large if it exceeds at least 2 of the following 3 criteria on the balance sheet date:

- Balance sheet total of more than €20 million
- Net sales of more than €40 million
- More than 250 employees on an annual average

All listed, **small and medium-sized companies** in the EU. A company is considered small if it exceeds at least 2 of the following 3 criteria on the balance sheet date:

- Balance sheet total of more than €350,000
- Net sales of more than €700,000
- More than 10 employees on an annual average



# HOW TO BE SOCIAL ORIENTED

Health & wellbeing score  
Space syntax analysis  
Shadowing & interviews  
Network analysis  
Impact analysis

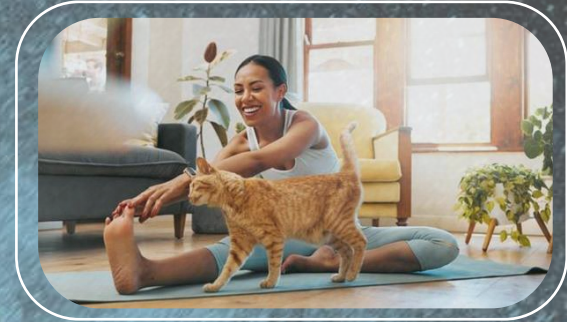
Methods



Measurements



Holistic Approach



Result / Consulting



Stakeholder Analysis

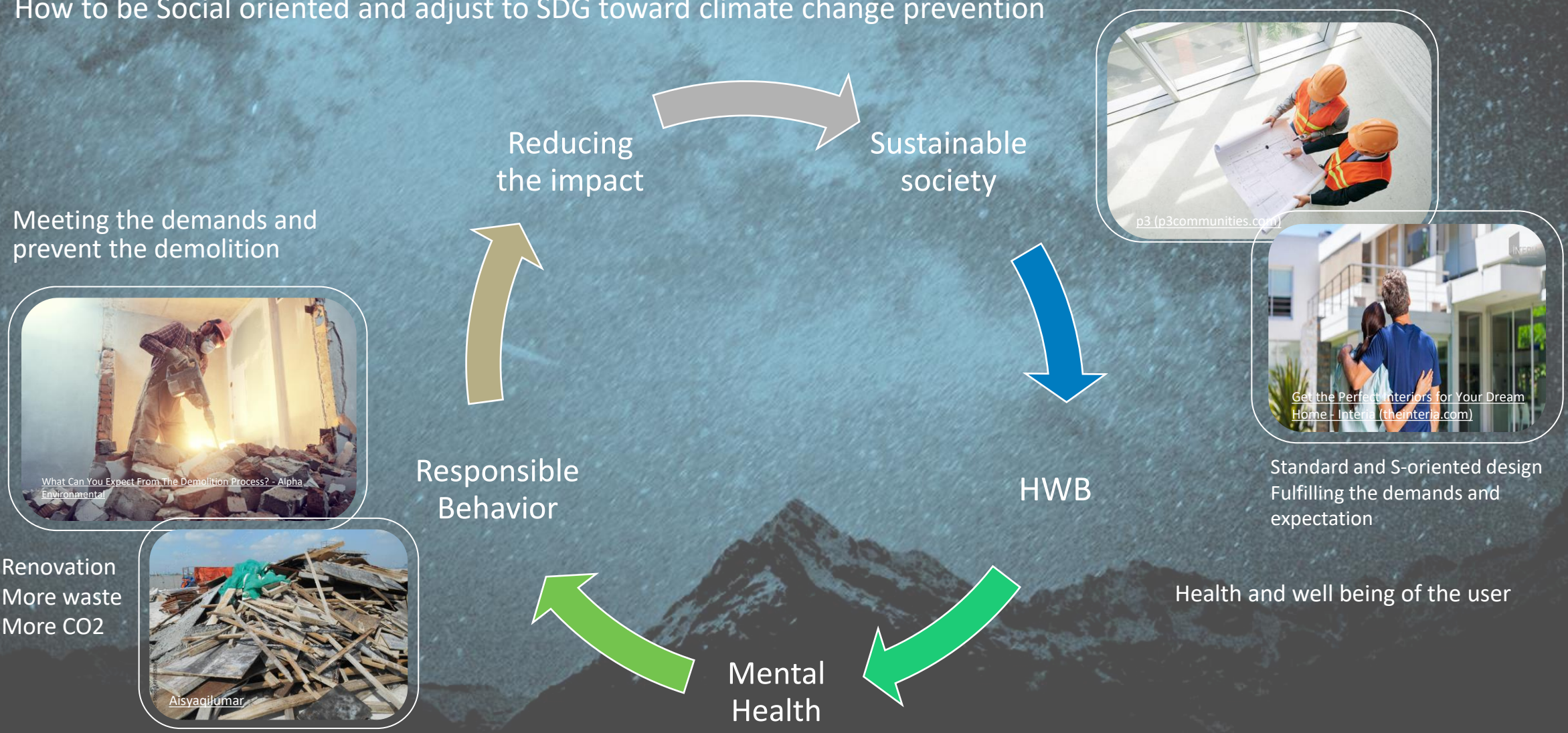
## ● HWB human in terms of Social

Measuring the Social aspect in Real estate



# Climate Change and Social Share

How to be Social oriented and adjust to SDG toward climate change prevention



Renovation  
More waste  
More CO2



Aisyatulmar

What Can You Expect From The Demolition Process? - Alpha Environmental



Responsible Behavior

Reducing the impact



Sustainable society



HWB

Health and well being of the user



Get the Perfect Interiors for Your Dream Home - Interia (theinteria.com)



p3 (p3communities.com)



Aviation

Health care

# HEALTH & WELLBEING

RELATED TO REAL  
ESTATE, PROCESSES  
AND ORGANIZATIONS

Education

Residential

Commercial

Office





# EDUCATION

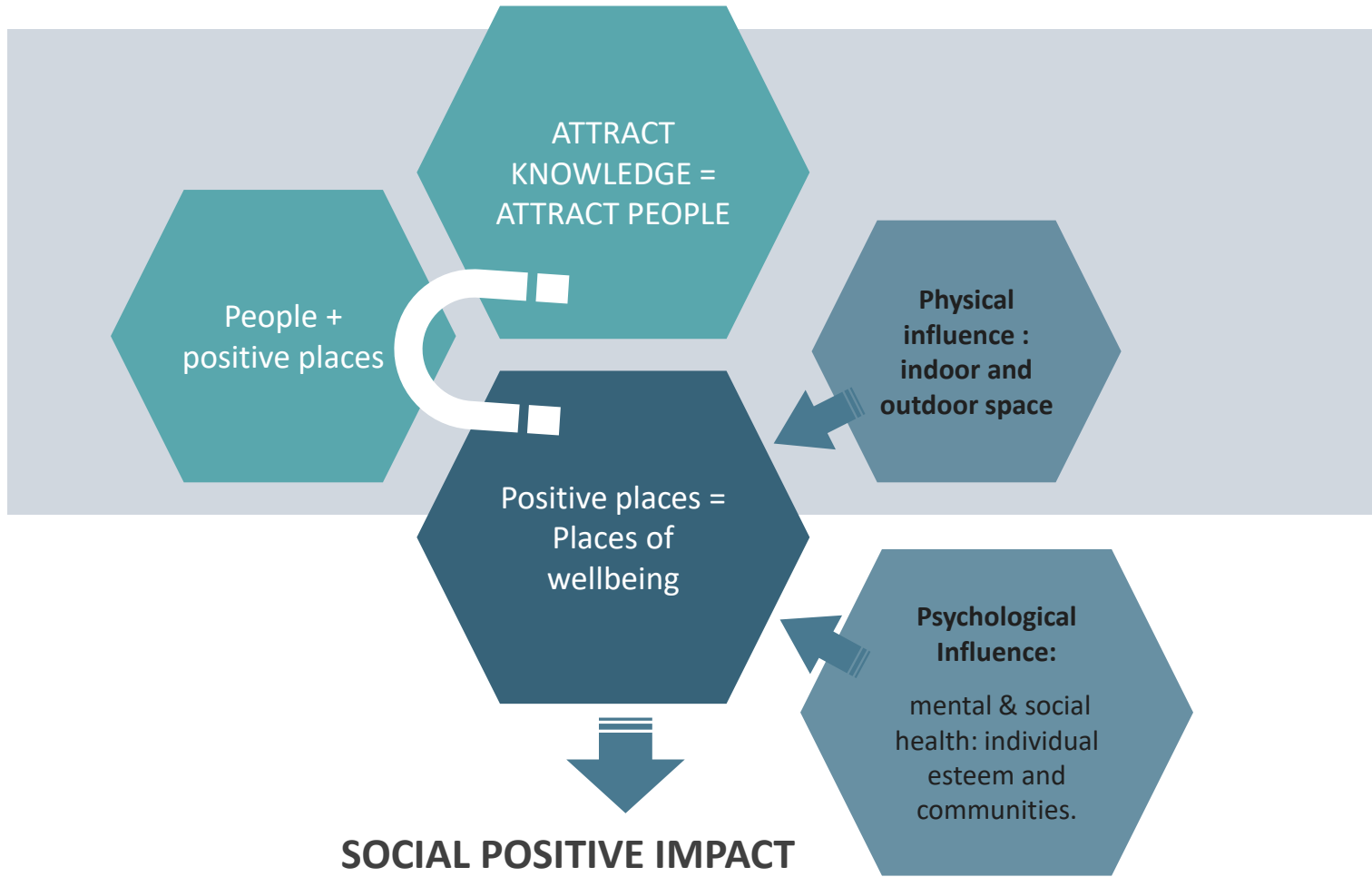
Concept: Human



*„ Here I am a human being,  
here I want to be,  
here I can grow.“*



# SOCIAL FORCES OF ATTRACTION AND INFLUENCE



*" Knowledge generating, transfer and attracting"*

"We make social attractiveness, health, and wellbeing measurable for you and the users."



1. PV Roof & Façade



2. Straw bale construction



3. Bio Roof



4. Biophilic design



5. Worm composting



6. Nature Adventure Trail



7. Edible city



8. Wasserstoff



Ideas and Solution modules



9. Bright Surface



10. Urban Gardening



11. Green house



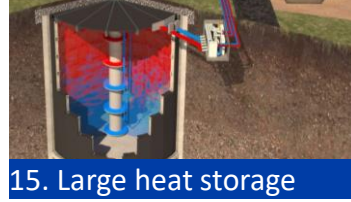
12. Vitality & Health



13. Neckar heat pump



14. Green facades



15. Large heat storage



18. Building greenery

People in focus

Climate-positive and recyclable

Open approach to new developments

Intelligent use of guidelines and standards  
As a basis for promoting innovation

Blue Green Infrastructure  
As a basis for climate and biodiversity



16. Multifunctional



17. Modern learning



21. Algae facade



22. Green network



23. Showerloop



24. Sun Oyster



25. Water tangible



19. Green roofs



20. City Wall Breeze



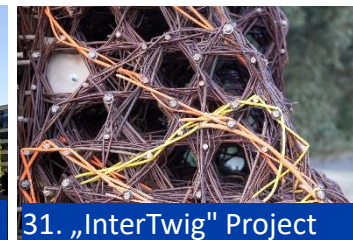
21. Algae facade



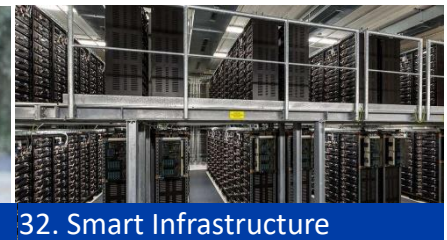
29. Local partnership



30. Green facade



31. „InterTwig" Project



32. Smart Infrastructure



26. Family friendly



27. Living Lab

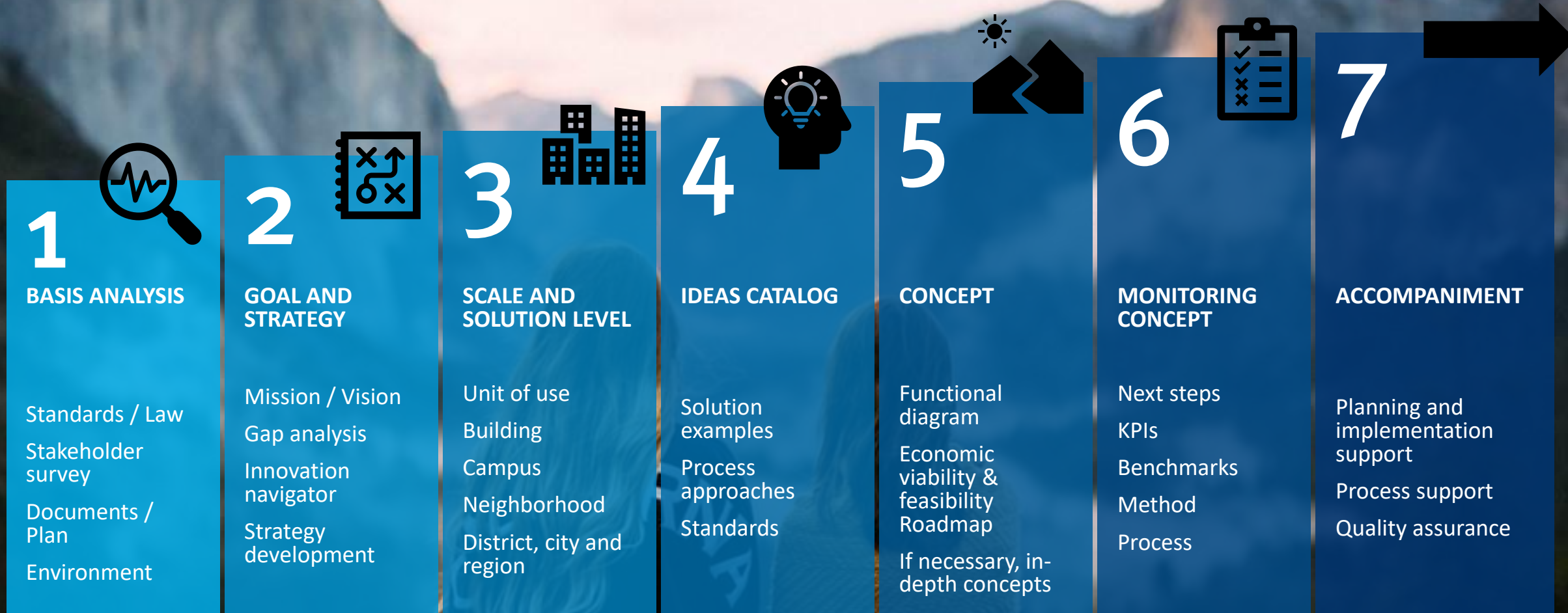


28. Biodiv. bridge



# APPROACH

Sustainability concept





# THE CAMPUS AS A BREEDING GROUND FOR COMMUNITY

## CAMPUS FOR ACTIVITY

socially, physically and mentally stimulating campus- stressors are not only reduced, but health is promoted through positive stimulation, programs and products



*Let's become the campus without limits*

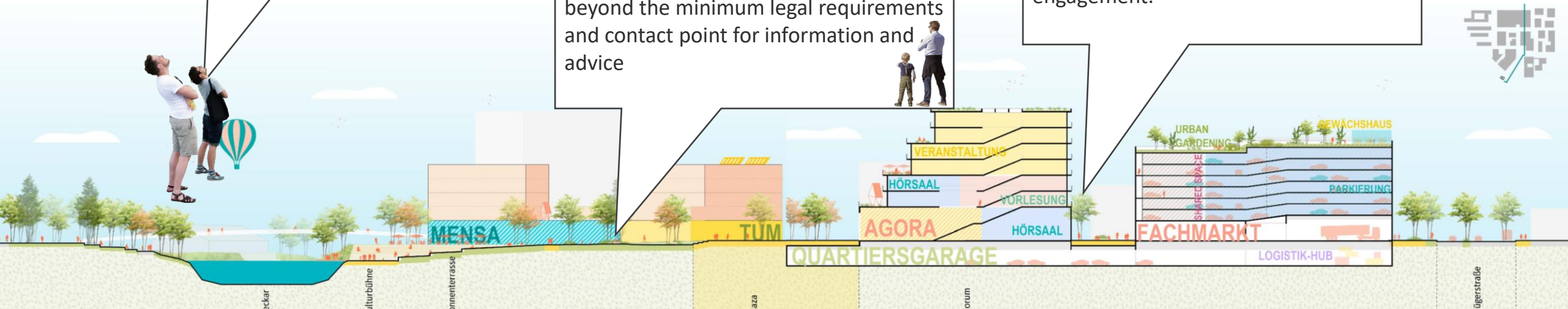
## CAMPUS FOR ALL

Physical, mental and social accessibility beyond the minimum legal requirements and contact point for information and advice



## CAMPUS FOR EXCHANGE

Local and international collaborations for community, lifelong education, identity and good working conditions and support for participation and engagement.





# SUSTAINABILITY IN THE SPACE PROGRAM

## Social reporting approaches

### Student canteen



### KINDERGARTEN



### RETAIL



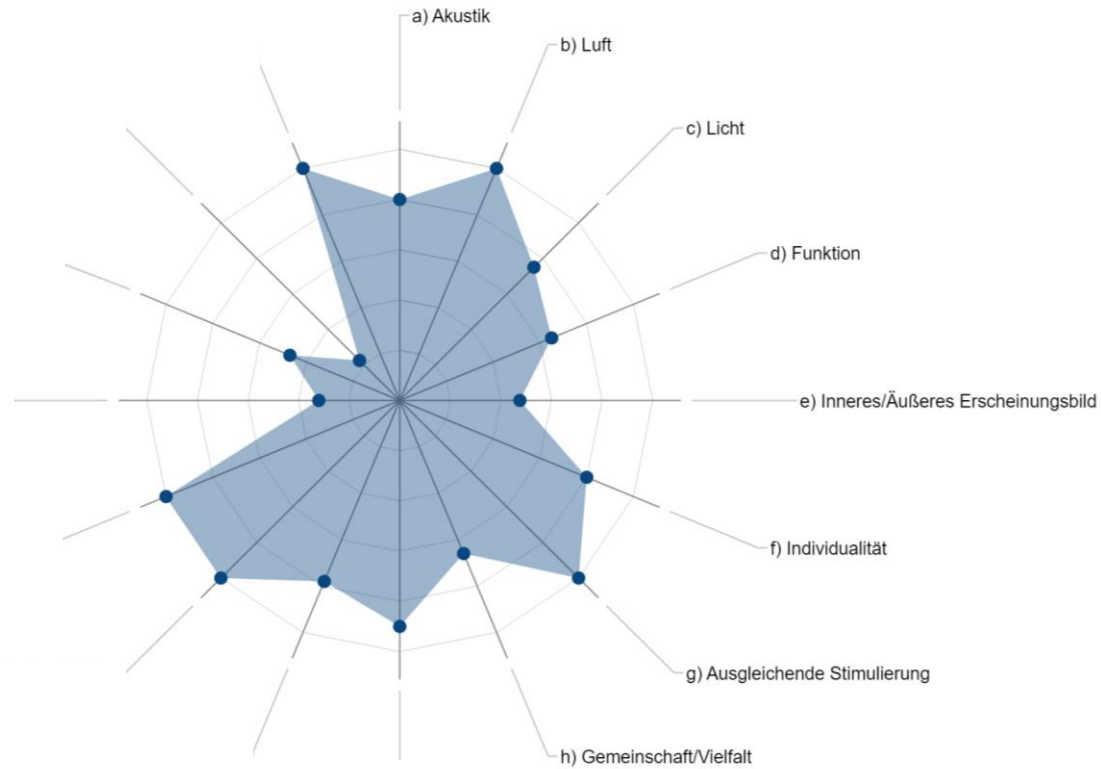
### HEALTH CENTER





# HEALTH AND WELLBEING-SCORING

## Potentials, deficits of the urban planning design



## RESULTS



HWB SCORE OBJECT  
Quality of the building

# 77

Out of 100 points

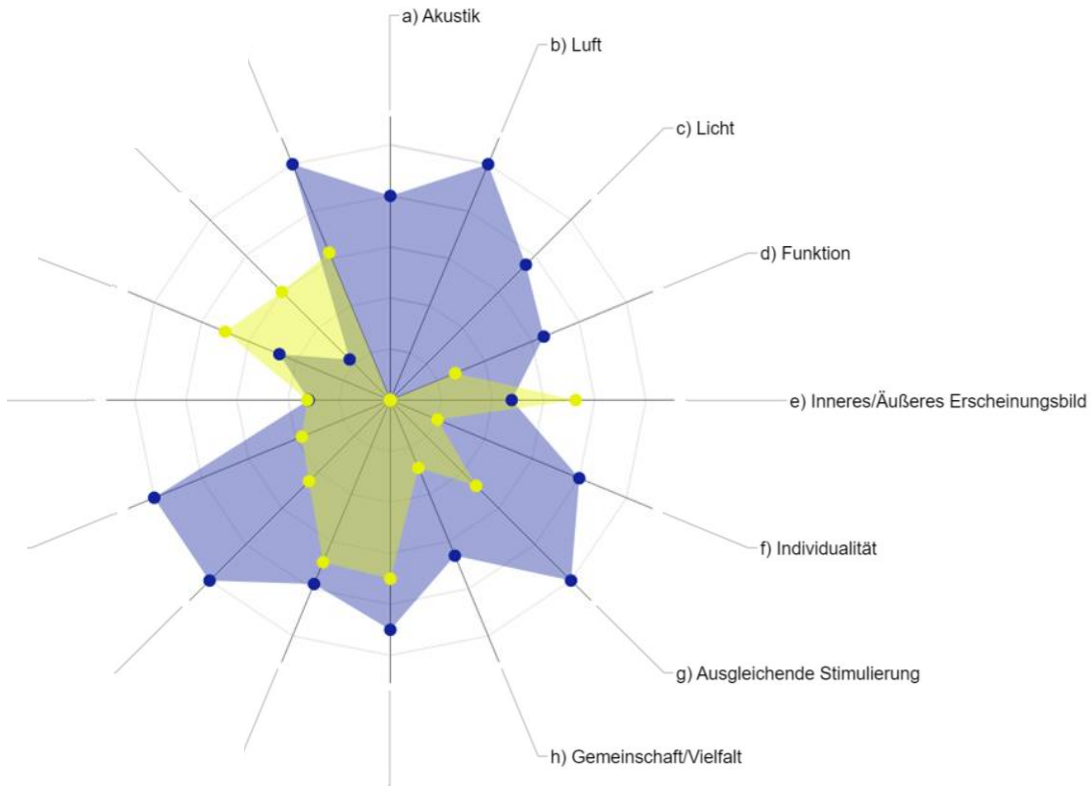


This scoring is an intermediate status.  
- Scoring of the current draft  
- Scoring as **Pre-Chek**



# HEALTH AND WELLBEING-SCORING

## Potentials, deficits of the urban planning design



## RESULTS



HWB SCORE OBJECT  
Quality of the building

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Out of 100 points



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# HUMAN

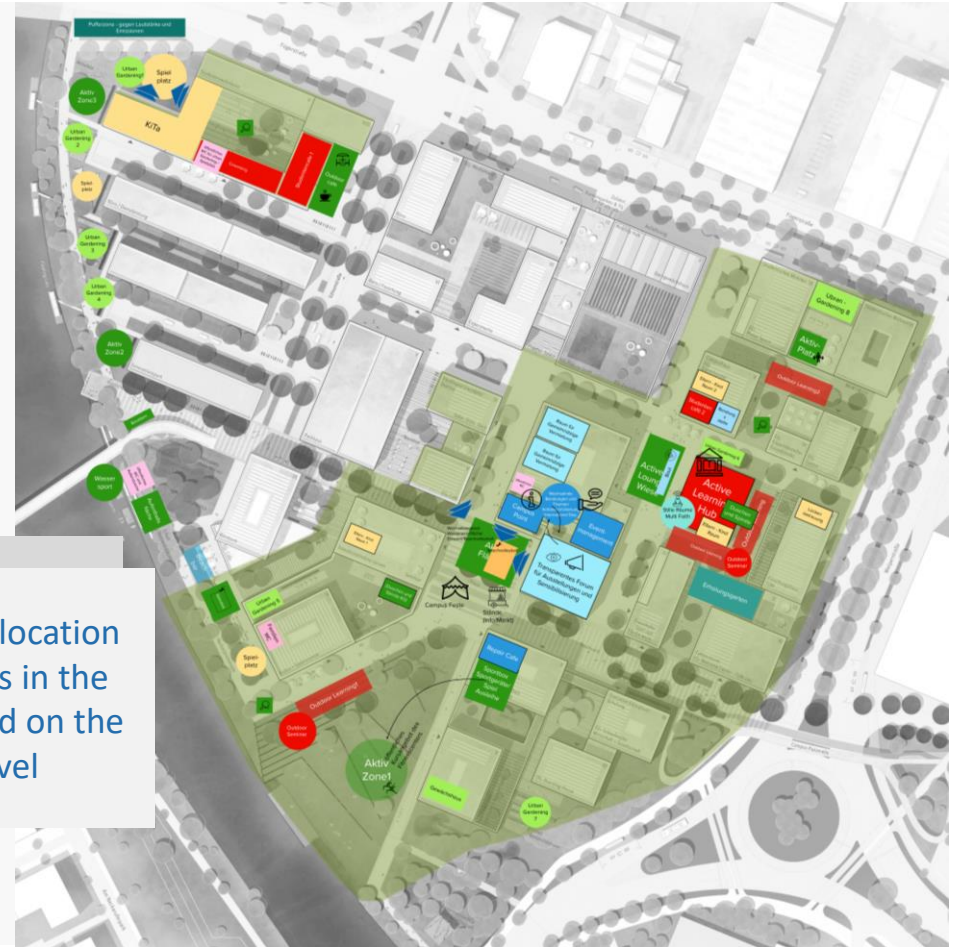
Building blocks of the structural measures



Catalog of the superordinate elements of the (additional) space and organizational offers



Urban planning location of the measures in the outdoor area and on the building level





# SCALE AND SOLUTION LEVEL

Procedure based on the Level 3 Technical Master Plan



Rental Unit



Building



Campus west



Quartier



City



Region

Accessibility  
Sport & activity  
Contact & Exchange

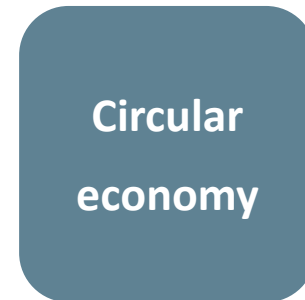
Audio - Visual  
Movement room  
Programs

NF (95%) DIN 1804  
Showers & Lockers  
Active Learning  
Hub, Student Café

Paths, Events, Sports  
Active, sports areas  
Events, Lounge areas

Programs with associations  
Cooperations

Cooperations





# INTERIOR SPACIAL PROGRAM

Additional offer for exchange and support



Total area  
1.955m<sup>2</sup>

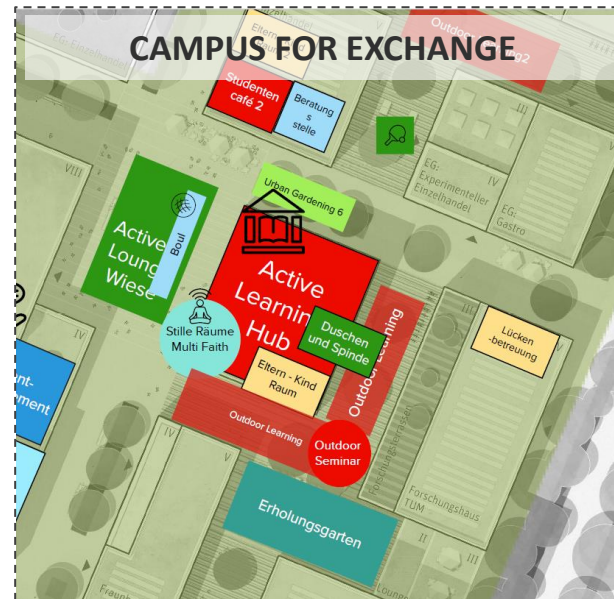
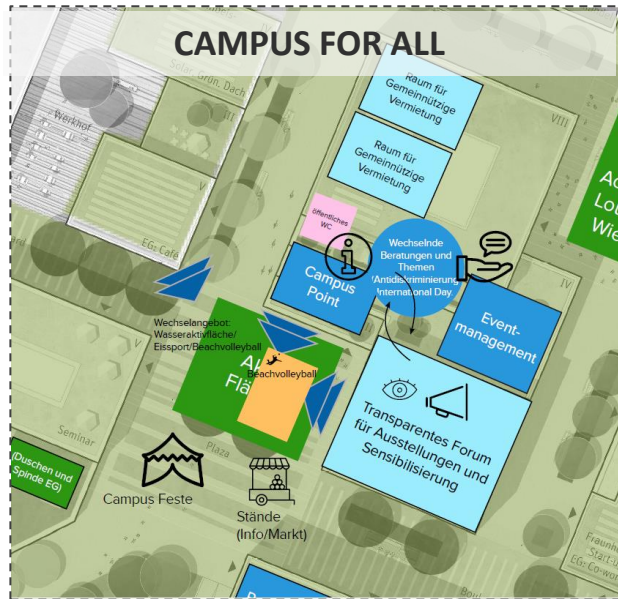
- Urban Gardening
- Familien freundlich
- Außenspaum Bewegung
- Informelles Lernen
- gemeinnützige Veranstaltungen/ Räumlichkeiten
- Zentrale Anlaufstelle
- öffentliche Sanitranlagen
- Konzepte -barrierefrei -gesundheitsfördernde -Arbeitsplätze -Orientierung

Goal	Measure	Area	Description
Modern Learning	Active Learning Hub	900m <sup>2</sup>	Informal and flexible place of learning in society
Partnerships/Inclusion/Equity	Campus Point	50m <sup>2</sup>	Central contact point for information and forwarding, reception administration
Partnerships/Inclusion	Event management	60m <sup>2</sup>	Coordination of events and room allocation
Inclusion/Equity	Consulting office	25m <sup>2</sup>	Connected to Campus Point with changing offers
Promote non-motorized movement	Central showers and lockers for outdoor activity	75m <sup>2</sup>	Provision for the use of outdoor fitness areas
Gender equity	Parent-child spaces	100m <sup>2</sup>	Available to all campus users, 4 Rooms in total for all stakeholder groups.
Gender equity	Extra child care support	30m <sup>2</sup>	Space for additional care, which extends beyond the regular day care center services.
Promote local and international partnerships and cultural exchange	Event rooms for non-profit rental	80m <sup>2</sup>	2 large spaces for different occupancy periods and group sizes, coordination via event management
Location-independent learning and working / International	Silent Rooms/ Multi Faith Room	60m <sup>2</sup>	Open to the public incl. washing and changing rooms
Modern learning	Student Café	350m <sup>2</sup>	Participation, exchange and learning of self-organization
Partnerships/Inclusion/Equity	Transparent forum	200m <sup>3</sup>	For exhibition and awareness development of certain topics



# INTERACTIVE SPACES

## Zoom In to Social Initiatives



- Campus Point as a central point of contact
- Counseling point for changing topics in cooperation (anti-discrimination, intercultural exchange, family support, etc.)
- Event management and space management as interface to non-profit organizations and campus initiatives

- Active Learning Hub, which provides a space for collaborative learning across institutes. Integration of inclusive infrastructure
- Recreation Gardens for individual retreat
- Outdoor learning and seminar with charging and booking infrastructure
- Student café for participation and self-organization

- Infrastructure for promotion of activity
- Spaces in outdoor facilities; active courts, volleyball court, boules court, changing activity fields in plaza).
- Public sports programs in outdoor facilities and discounted fitness offers

# ORGANIZATIONAL MEASURES

Goal	KPI - indicators for the expansion of the construction quality	Organizational measures
<b>Sustainable consumption and no hunger</b>	<ul style="list-style-type: none"> <li>• <b>Low-waste neighbourhood</b></li> <li>• Food waste[50g/meal]</li> <li>• Participation of 60% of the catering industry in food rescue with the help of NGOs.</li> <li>• Continuous waste monitoring</li> </ul>	<ul style="list-style-type: none"> <li>• Concept development - Sustainable specifications for all service providers (cleaning agents, packaging and consumables)</li> <li>• Offering sustainable food</li> <li>• Promoting and supporting a culture of sharing and repair</li> <li>• Abfallmonitoring Smart-Bins je trennbare Mülleinheit</li> </ul>
<b>Health &amp; Vitality</b>	<ul style="list-style-type: none"> <li>• <b>Changes in movement behaviour</b> - mobility survey: modal split at 60% non-(individual) motorised journey</li> <li>• <b>More social interaction:</b> student survey: -20 percentage points improvement compared to the previous study in terms of contact and residence opportunities for students</li> </ul>	<ul style="list-style-type: none"> <li>• Attractive sports facilities (good occupancy rate and increasing demand)</li> <li>• Public and cost-reduced sports programs</li> <li>• Cooperation with Sport-Box, clubs and health insurance companies</li> <li>• Enabling and promoting initiatives (student classes, sports events)</li> <li>• Thematic series on health (health day also for students)</li> </ul>
<b>Good and inclusive workplaces</b>	<ul style="list-style-type: none"> <li>• <b>Delegate</b> for people with disabilities</li> <li>• <b>Audio-visual support</b></li> <li>• Positive evaluations of the collection of suggestions and feedback from the (affected) community</li> </ul>	<ul style="list-style-type: none"> <li>• Audio-visual support</li> <li>• Offer digital tools also barrier-free</li> <li>• Make events barrier-free and give extra indication</li> <li>• Contact point for collecting suggestions and feedback</li> </ul>
<b>Lifelong learning</b>	<ul style="list-style-type: none"> <li>• <b>Adaptability to changing learning structures:</b> 1x annual survey on user satisfaction with the offer</li> </ul>	<ul style="list-style-type: none"> <li>• Flexible and customizable design of the use of the rooms in the Active Learning Hub supported by digitization</li> </ul>
<b>Family friendly</b>	<ul style="list-style-type: none"> <li>• <b>Adaptability to changing learning structures:</b> 1x annual survey on user satisfaction with the offer</li> </ul>	<ul style="list-style-type: none"> <li>• Communication and collection of information on all cross-campus services</li> <li>• Cooperation for gap, holiday and inclusive care</li> <li>• Booking system for parent-child rooms</li> </ul>
<b>Partnerships</b>	<ul style="list-style-type: none"> <li>• 30% of the total urban gardening area non-profit:</li> <li>• 50% of the rooms in the dormitory are primarily reserved for international students.</li> </ul>	<ul style="list-style-type: none"> <li>• Concept development - Sustainable specifications for all service providers (cleaning agents, packaging and consumables)</li> <li>• Offering sustainable food</li> <li>• Promoting and supporting a culture of sharing and repair</li> <li>• Wste Monitoring with Smart-Bins for each waste division</li> </ul>

# IMPLEMENTATION TOOLBOX FOR SOCIAL IMPACT

Sustainable framework for fact-based planning, monitoring and dialogue of all measures



## AVAILABILITY



Facilities and offers in sufficient quantity



## ACCESSIBILITY



Physically barrierfree  
Age appropriate

Economically funded public

Informative gathered digital, real time



## QUALITY



DGNB Platinum, FLL Guidelines DIN Standards....



## ACCEPTANCE



Acceptance of offers, communication and involvement with users

Constructural and organizational measures

Monitoring and reporting



# MONITORING AND REPORTING

Check accessibility, quality and acceptance



## Publicly effective relations

1.

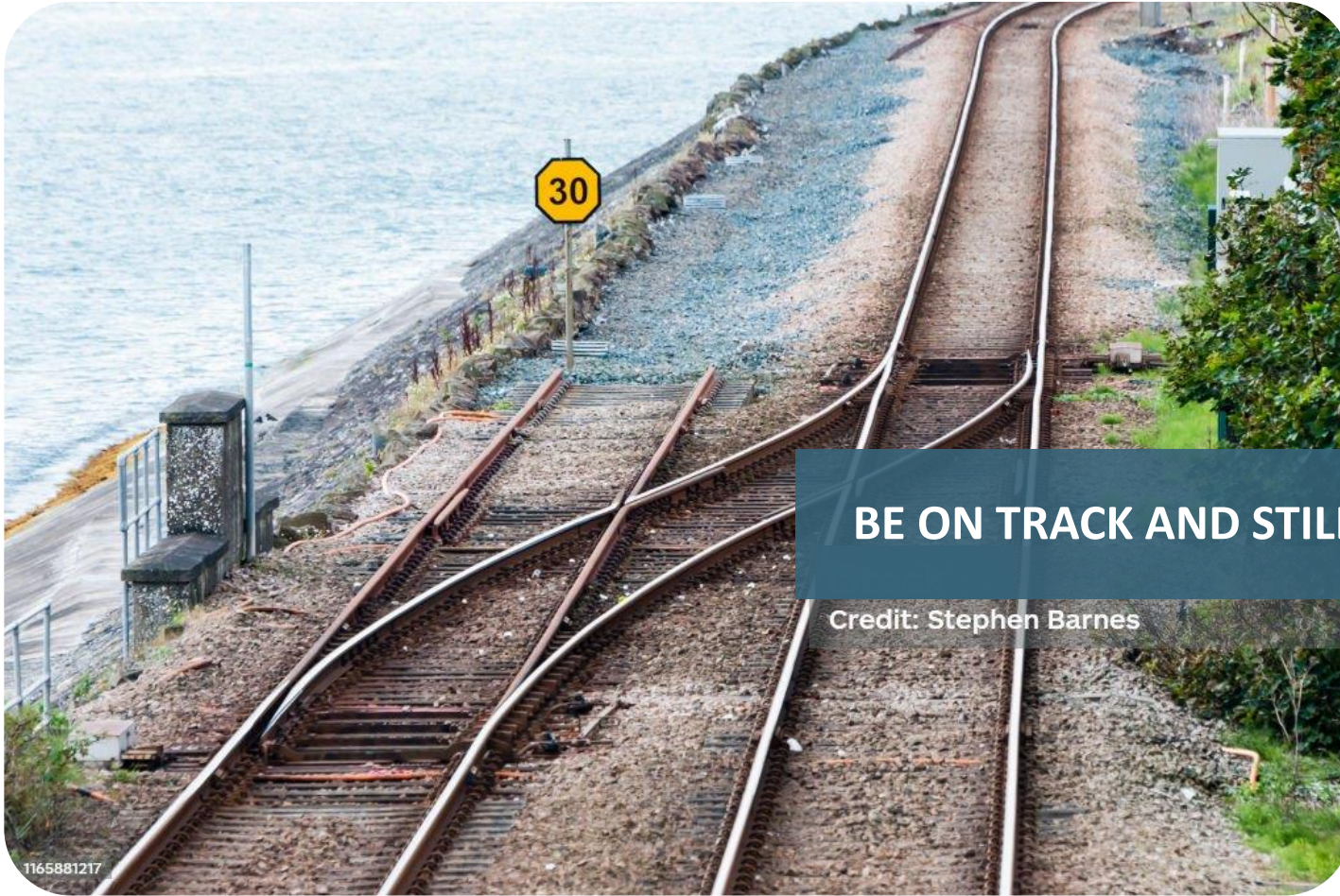


- Digital representation of all cross-campus programs and offerings as an information system
- Communication platform for feedback and exchange
- Scoring and regular surveys of campus users on **health and well-being and satisfaction with offerings**

2.



- Digital reporting of the monitoring as an incentive system and as advertising of the campus
- Attractive presentation of the monitoring results
- Adjustments of the offer according to monitoring results and advertisements of changes

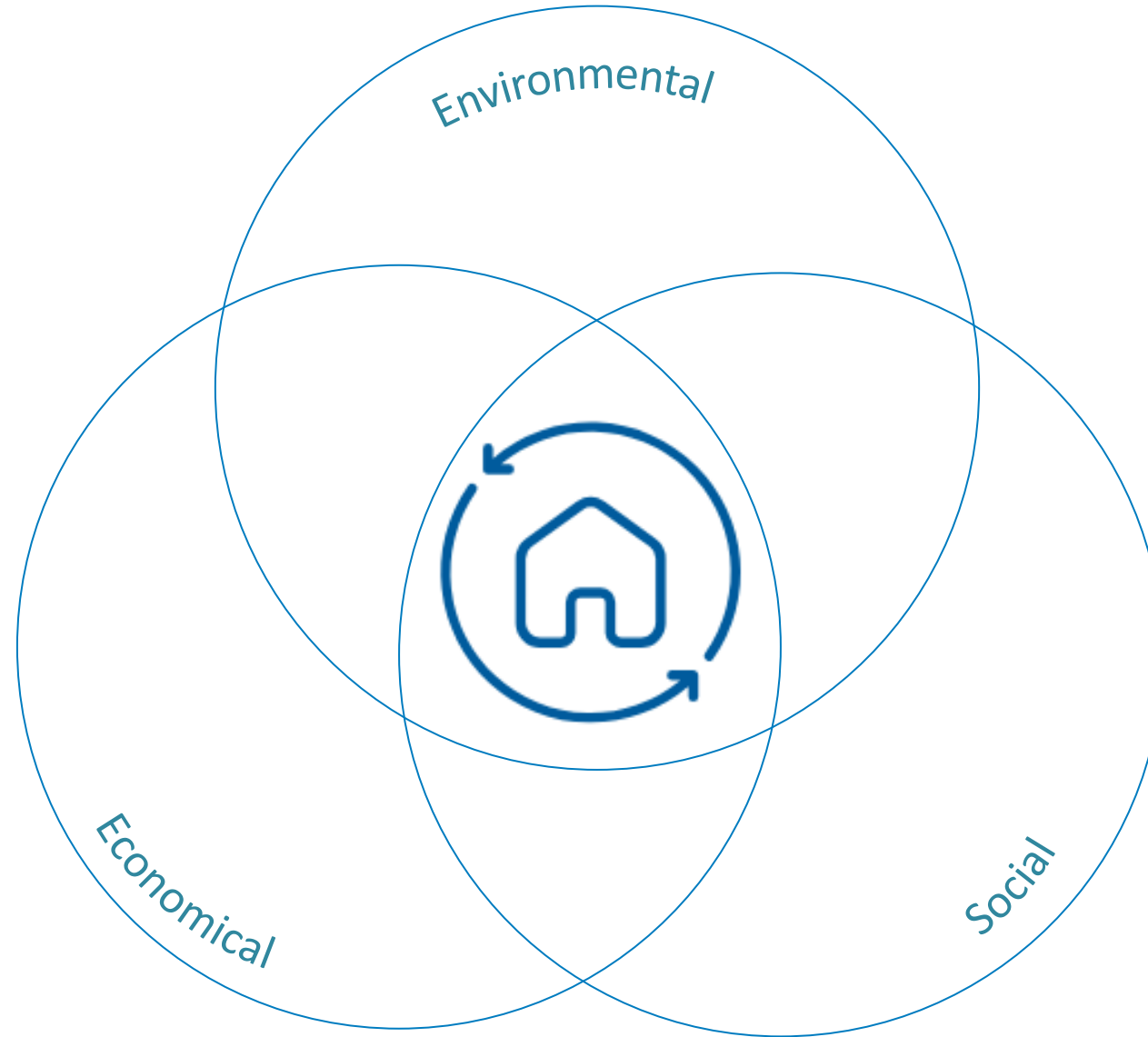


## BE ON TRACK AND STILL BENEFICIAL

Credit: Stephen Barnes







## Sustainable Real Estate

Environment



Investor



Developers  
Asset manager



Sustainable Real Estate



Tenant



Target group:  
Young families with  
children in Germany

Market Resilience

Society- Health and Wellbeing



TECHNISCHE  
UNIVERSITÄT  
DARMSTADT

DREES &  
SOMMER

DREES &  
SOMMER

Waste and Co2 emission  
Limited Lands and sources

Environment

Return on Investment ▲

Adding Values

Willingness to pay ▲



Investor



Developers

Asset manager



Sustainable Real Estate



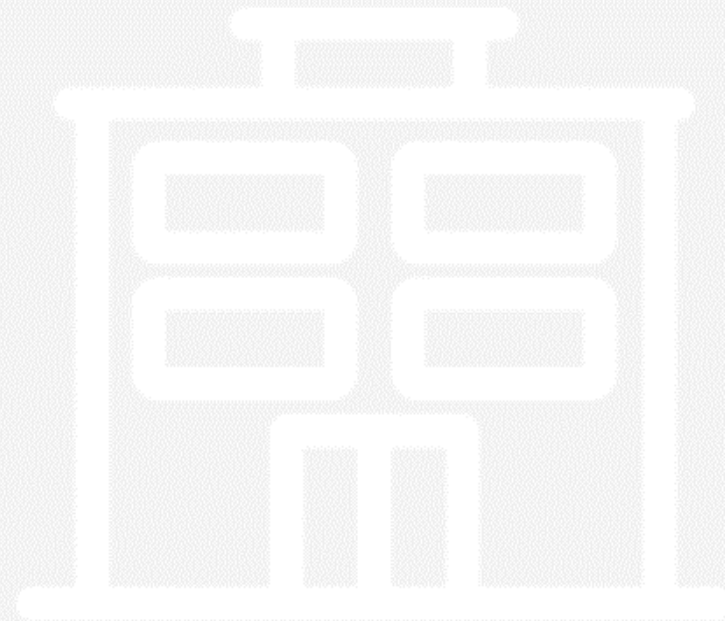
Tenant

Target group:  
Young families with  
children in Germany



Market Resilience

Society- Health and Wellbeing



22 m<sup>2</sup>  
Same Location  
Mietpreis: **570 €**



**WTP** 

22 m<sup>2</sup>  
Same Location  
Mietpreis: **400 €**

# SUSTAINABLE REAL ESTATE IN REAL ESTATE MARKET

Stakeholders | Demands and requirements | Strategy for aligning HWB and WTP with SDGs



Tenants



Developer



Consultant



Investor &

Stakeholders

**Cultural-Value oriented**

**Sustainability-Report Oriented**

**HWB oriented**

**Trust oriented**

Demands and requirements

Affordable cost  
Fulfilling quality  
Long term condition

Fulfill the requirements and standards  
Reputation through sustainable indicators  
Absorbing Budget and Capitals

Framework for analysis  
What to measure  
How to measure  
High priority parameters

ROI  
SROI  
Reputation  
Vehicles and Assets  
Green & sustainable Investments

Strategy

**HWB Scoring System**

**Society- Health and Wellbeing**

**Market Resilience**

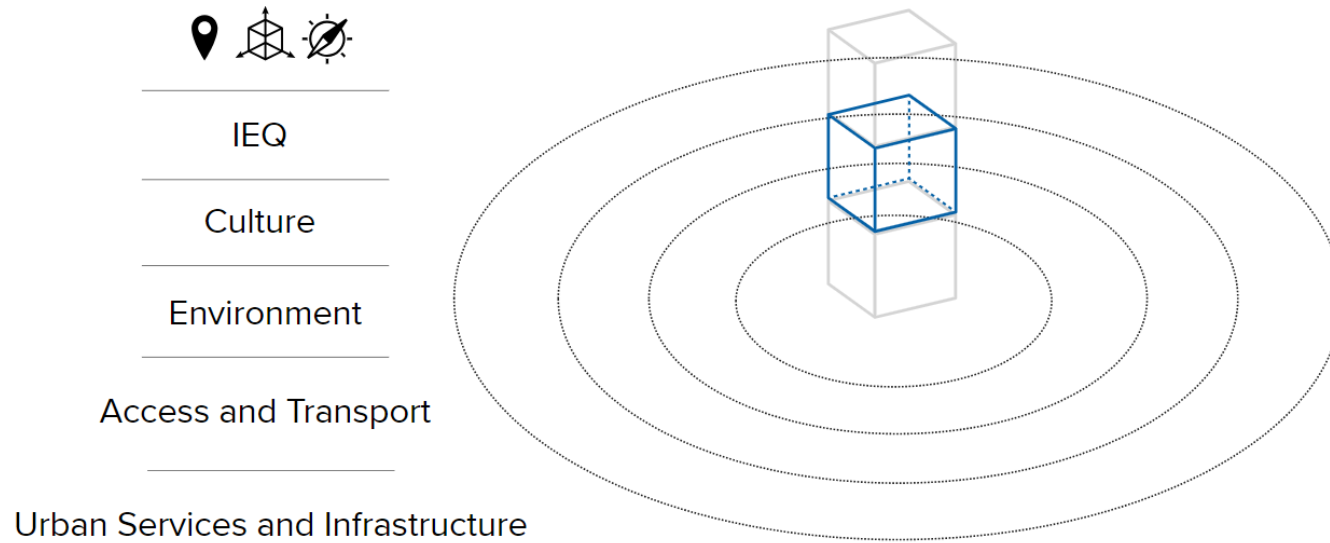
**Sustainability Report**

**HWB as Added Value**

**Willingness to pay**

**Return on Investment**

**Market Resilience**



Scoring System



Tenants

**Cultural-Value oriented**



Consultant

**HWB oriented**



Developer

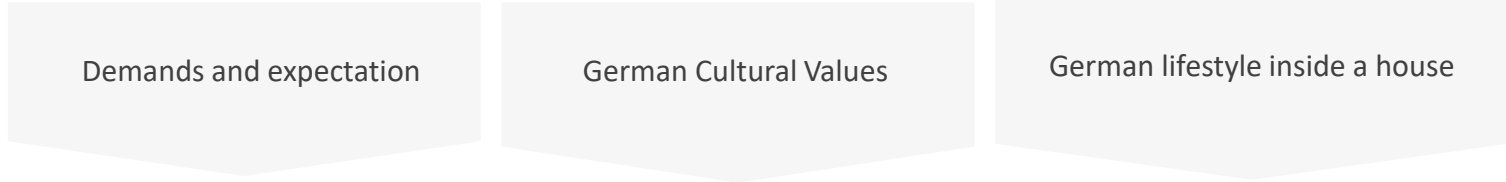
**Sustainability-Report**



Investor &

**Trust oriented**

**DREES &  
SOMMER**



Universal Indicators

Regional Indicators



860 Samples



Hedonic Pricing Method



Scoring System



Tenants

Cultural-Value oriented



Consultant

HWB oriented



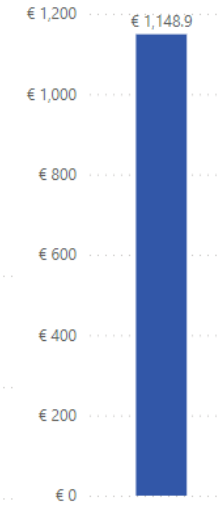
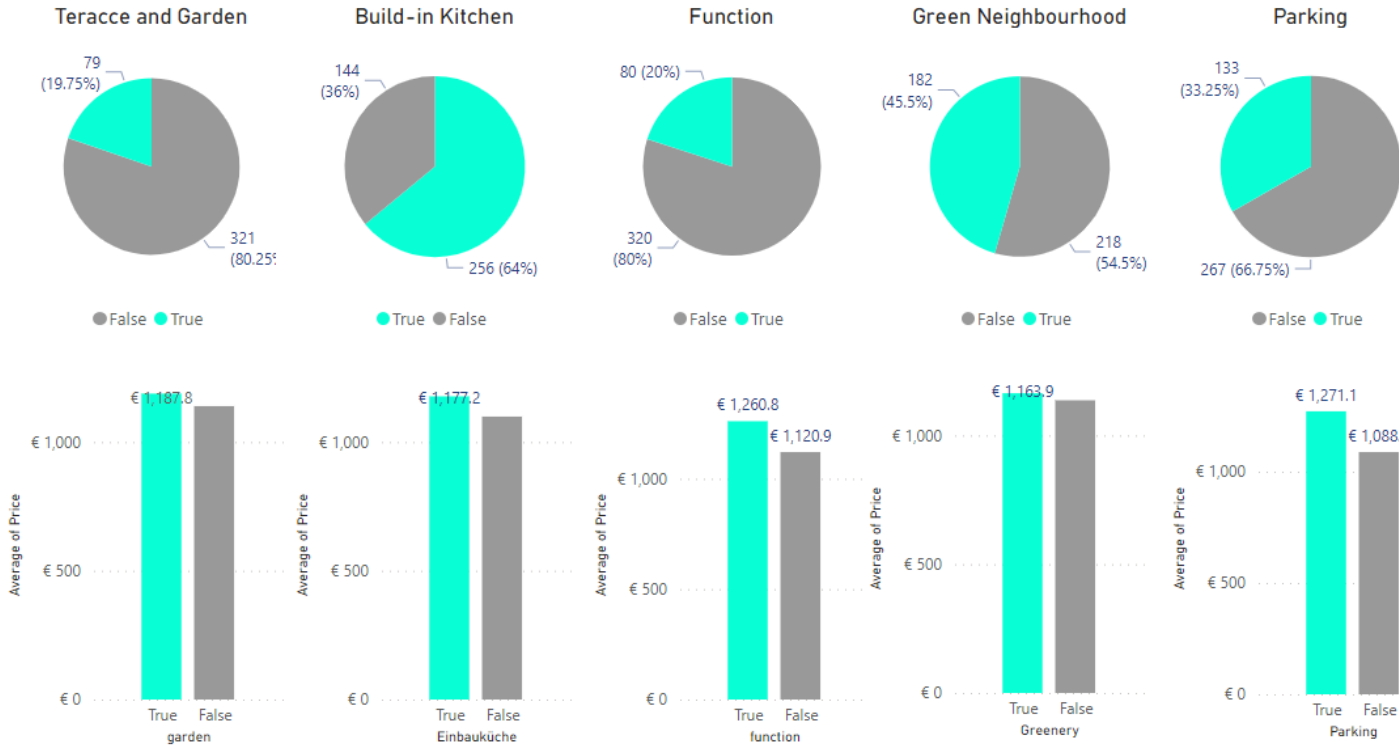
Developer

Sustainability-Report



Investor &

**DREES & SOMMER**



Average rent for apartments:

Location	12.62 €/m <sup>2</sup>	11.75 €/m <sup>2</sup>	11.82 €/m <sup>2</sup>
Select all	Bad Cannstatt	Böblingen	Esslingen am Neckar

Scoring System



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Sustainability-Report

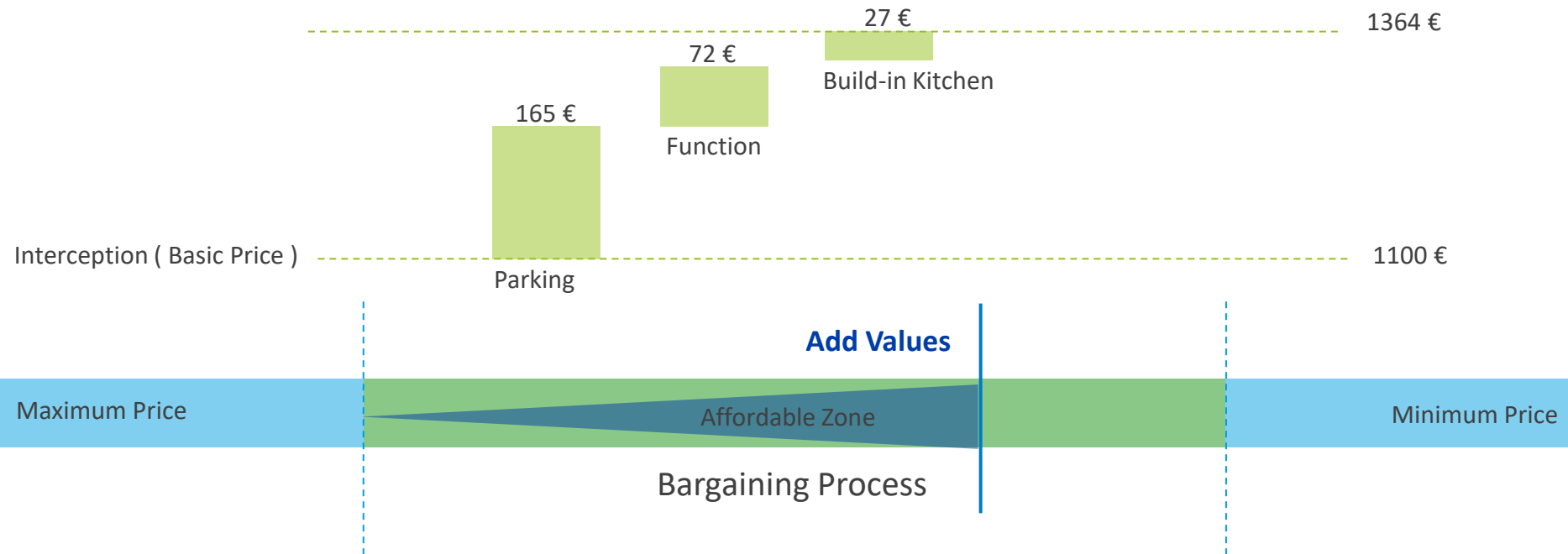


Investor &





# Hedonic Pricing Method





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