

ESG refers to three key factors that measure the sustainability and ethical impact of an investment:

ESG



ENVIRONMENTAL

- CLIMATE CHANGE**
Carbon emissions, Fossil reserves.
- POLLUTION & WASTE**
Toxic emissions, Waste management, Water consumption, Air Pollution, Ground Contamination, Recycling.
- ENVIRONMENTAL OPPORTUNITIES**
Clean tech, Solar Power, Wind Generated Power.



SOCIAL

- HUMAN CAPITAL**
Labour management, Health & Well-being.
- SOCIAL OPPORTUNITIES**
Access to communication, Access to finance, Diversity & Inclusion, Community Integration & Impact.
- PRODUCT LIABILITY**
Construction safety & quality.



GOVERNANCE

- CORPORATE GOVERNANCE**
Board, Pay, Ownership, Accounting, Supply Chain Management, Procurement.
- CORPORATE BEHAVIOUR**
Business ethics, Anti-competitive prices, Corruption & instability, Diversity, Equality & Ethics, Tax transparency.

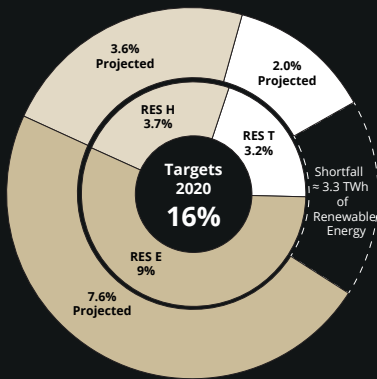
PATHWAY TO A MORE SUSTAINABLE FUTURE

2050	Climate Change / Limit Global Warming to well below 2°C * Reduce Greenhouse Emissions / Adopt Renewables *	<i>Driven by...</i> Global Treaties / Agreements
	Carbon Output Certification / Calculation *	Potential Cheaper Finance
2030	Higher Rate of Green Certification LEED / BREEAM / WELL / HPI * Standard Green Certification LEED / BREEAM / WELL / HPI **	Tenant Requirements Market Driven & Potential Cheaper Finance
TODAY	Part L / Building Regulations / NZEB ***	Statutory Requirement

* Optional ** Optional but may become standard requirement in the future *** Statutory Requirement

RENEWABLE ENERGY IRELAND

Target of 16% Gross Final Energy Consumption to come from renewables by 2020: 13.5% achieved



ESTIMATED COST TO ECONOMY C. €450M IN 2020

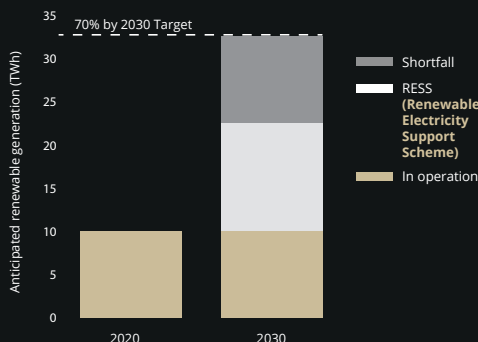
Renewable Energy Shortfall Cost 2020: €68-315m

Emissions / Greenhouse Gases Shortfall Cost 2020: €80-140m

RES: Renewable Energy Source
RES E: RES Electricity
RES T: RES Transport
RES H: RES Heating
TWh: Tera-watt-hour

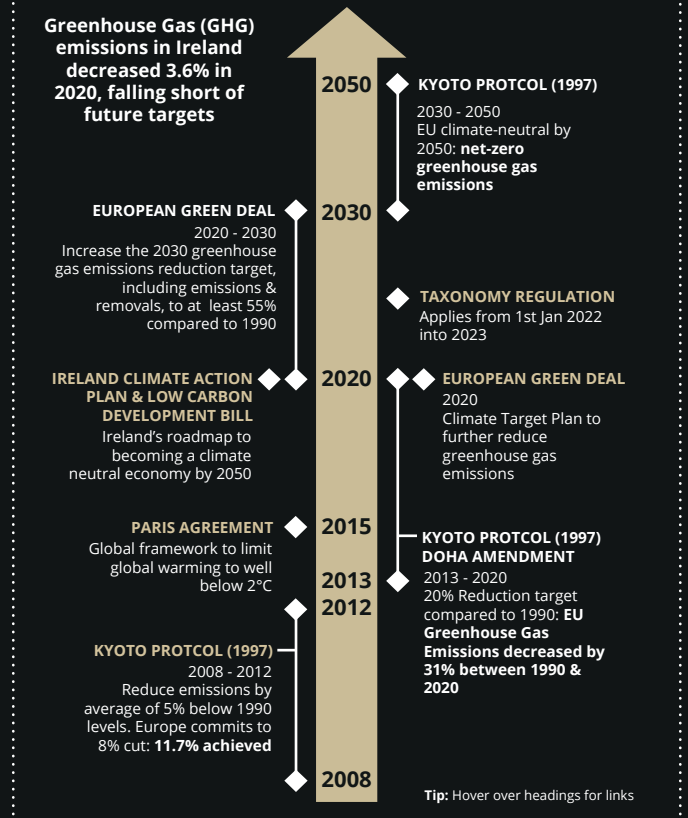
Source: SEAI
See SEAI's Key Statistics on Electricity [here](#)

SHORTFALL IN IRELAND'S 70% RENEWABLE TARGET



Credits: Eirgrid | SEAI | Irish Wind Energy Association | EPA | Cornwall Insight Ireland
Professional advice should be sought for specific projects.

NET-ZERO GREENHOUSE GAS EMISSIONS BY 2050



Tip: Hover over headings for links

EU TAXONOMY - "DO NO SIGNIFICANT HARM"

A classification system defining environmentally sustainable economic activities, scaling up sustainable investment and implementing the European Green Deal.

When does it apply from?

- 1 Jan 2022 for provisions in respect of:**
 - Climate Change Mitigation
 - Climate Change Adaptation
- 1 Jan 2023 for provisions in respect of:**
 - Sustainable use & protection of water & marine resources
 - Transition to a circular economy
 - Pollution prevention & control
 - Protection & restoration of biodiversity & ecosystems

TAXONOMY OBJECTIVES

- Climate change mitigation
- Climate change adaptation
- Sustainable use & protection of water & marine resources
- Transition to circular economy
- Pollution prevention & control
- Protection & restoration of biodiversity & ecosystems.



MOST COMMONLY USED CERTIFICATIONS IN IRELAND



CATEGORY

Energy Efficiency	×	✓	✓	✓
Energy Savings	×	✓	✓	✓
Indoor Air Quality	✓	✓	✓	✓
Water Efficiency	✓	✓	✓	✓
Daylight Levels	✓	×	✓	✓
Acoustic Comfort	✓	✓	✓	✓
Embodied Carbon	×	✓	✓	✓
Fitness	✓	×	×	×
Improving biodiversity	×	✓	✓	✓
Universal Design	×	×	✓	✓
Connected Location	×	×	✓	✓
Lifecycle Analysis	×	×	✓	✓
Mind	✓	×	×	×
Nourishment	✓	×	×	×
Circular Economy	×	✓	✓	✓
Nationally Adapted	×	✓	×	✓

Credits: HPI

	WELL	LEED	BREEAM	HPI
REGISTRATION FEES	€0.05 / m ²	€1,065 / building	€1,263 / phase	1-5 is €120/phase 6-20 is €150/phase 21-100 is €175/phase 101+ is €250/phase
CERTIFICATION FEES	€2.70 / m ² estimated	€0.42 / m ²	1-100 is €32 / unit 101-1000 is €13/unit 1001+ is €5/unit Minimum fee €1,617	€100 base per unit type + 0-100 is €50/unit 101-500 is €24/unit 501+ is €16/unit

ACRONYMS	
DEAP	Dwelling Energy Assessment Procedure
LEED	Leadership in Energy and Environmental
BREEAM	Building Research Establishment's Environmental Assessment Method
HPI	Home Performance Index
DNSH	Do No Significant Harm
BER	Building Energy Rating
RES	Renewable Energy Source
SRI	Sustainable and Responsible Investment
EI	Ethical Investment
CSR	Corporate Social Responsibility
GRESB	Global Real Estate Sustainability Benchmark
EPD	Environmental Product Declarations
CDP	Carbon Disclosure Project
GRI	Global Reporting Index
SASB Standards	Sustainability Accounting Standards Board
TCFD	Taskforce on Climate related Financial Disclosures
TCA	Taxonomy Climate Act

Tip: Hover over headings for links

SOME THINGS TO LOOK OUT FOR IN 2022...

Engaging ESG Consultants early in the design process

The potential financial impact of non-compliance

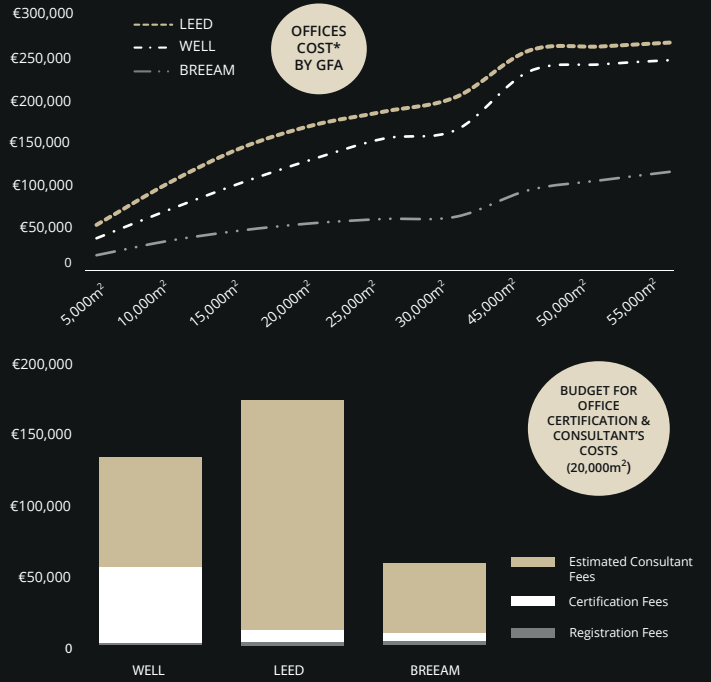
Changing legislation

Tenant / Investor Requirements

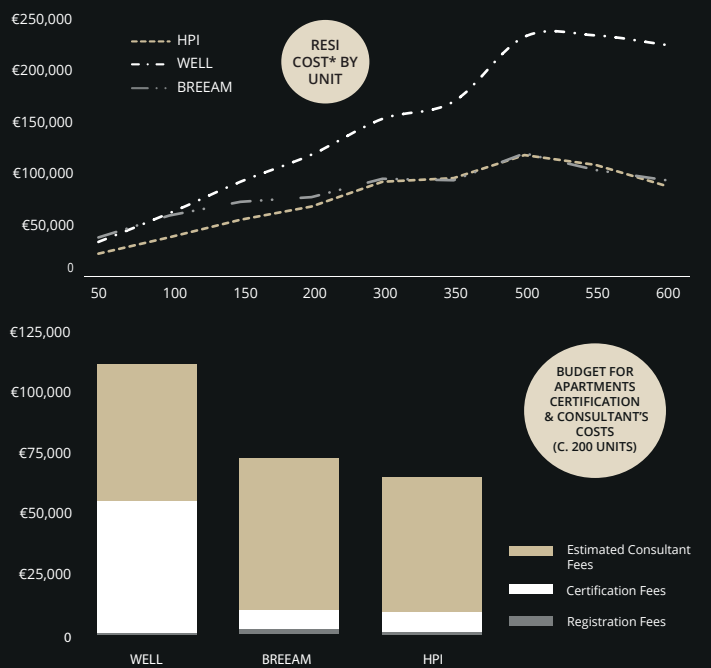
Impacts of EU Taxonomy coming into law

Carbon Reporting / Audits

WHAT WILL THIS COST FOR OFFICES?



WHAT ABOUT COSTS FOR APARTMENTS?



* Cost includes certification costs, registration fees & estimated consultant's costs



Anthony McDermott
Director
086 303 2603

amcdermott@mitchellmcdermott.com



Ronan Tynan
Director
086 772 1256

rtynan@mitchellmcdermott.com



Paul Mitchell
Director
086 834 5444

pmitchell@mitchellmcdermott.com