

a.s.r. and Scaler: Enabling and supporting a.s.r. real estate’s 2045 targets



PROJECT:
Achieving Paris Proof ambitions



LOCATION:
The Netherlands



COMPANY:
a.s.r and Scaler



FOCUS:
Enabling decarbonisation

Challenge

In 2020, a.s.r. signed the Paris Proof Commitment of the Dutch Green Building Council, a dedication to achieving a carbon-neutral portfolio by 2050. In 2021 the ambition was raised because of the increased urgency and awareness around climate change: achieve net zero by 2045.

a.s.r.’s roadmaps, originally developed in Excel, were difficult to update and error-prone, making the prospect of managing net zero strategies for 450+ assets across 4 portfolios unrealistic. Additionally, the strategy was siloed within the ESG department rather than embedded across the organisation since it could not be shared or communicated easily. This led to a lack of transparency, oversight, and buy-in.

To make effective and realistic roadmaps to achieve their Paris Proof ambitions,

a.s.r. needed a more sophisticated way to determine baselines, develop data-driven strategies and track progress over time.

Results / Impact

- Fact 1:** In 2021, a.s.r. real estate partnered with Scaler to facilitate their carbon-neutral strategy and other ESG objectives.
- Fact 2:** The Scaler Platform has enabled a.s.r. to efficiently collect and store all ESG data in a single system for multiple use cases. With its net zero Roadmap Tool, Scaler facilitates the measurement and tracking of energy use intensities, calculates GHG emissions, intensities, and maps multiple pathways. It allows users to record energy/carbon reduction measures and their associated metrics along with and hold/sell/acquisition

planning to model and iterate roadmaps. The insights are accessible to all stakeholders.

- Fact 3:** This has enabled a.s.r. to develop effective decarbonisation roadmaps for all assets in their portfolios, aligning with capex and opex planning for the coming decades. And without any duplicative work, a.s.r. real estate is fully prepared for GRESB Asset Level Spreadsheets along with Annual Report according to GRI, INREV and PCAF guidelines.

Outcome

The connection between climate change and extreme weather is increasingly evident and climate data shows that we are rapidly outpacing our global carbon budget. Limiting warming to well below 2°C or 1.5°C, as set forth by the Paris Agreement, will require that global emissions reach net zero, including those of the global real estate sector. Given this increased urgency, a.s.r. real estate has dedicated itself to achieving a GHG neutral portfolio by 2045.

To this end, Paris Proof Roadmaps were drawn up using CRREM, a tool developed by the EU to help investors in real estate measure their exposure to emissions related

risks. Through partnership with Scaler, a.s.r.'s roadmaps were upgraded in 2022 to a format that is easily updated and iterated on.

Performance data, like energy use collected for other ESG purposes, is reported once and seamlessly integrated into net zero roadmaps. GHG emissions and intensities are automatically calculated according to the latest professional guidelines. Scaler ingests granular metrics for retrofit and improvement measures, like estimated energy use intensity reduction, along with hold/sell planning. Machine learning algorithms map intensity projections and confidence intervals against multiple pathways including SBTi, CRREM and local DGBC Paris Proof.

Scaler's data-driven and visual roadmaps have improved a.s.r.'s insights at both the portfolio and asset level, facilitating a focus on 'worst' performing buildings and the development of cost-efficient reduction paths. Scaler facilitates scenario planning, whereby it becomes an iterative process to determine the most effective plan, step-by-step. Managers can easily identify when interventions are needed to avoid stranding and can collaborate and communicate goals and strategy throughout the organization via the tools. Scaler also monitors data quality, providing a.s.r. with insight into and confidence in the integrity of their data for decision making. a.s.r. works closely with the Scaler team to give feedback and continuously improve the tool as their specific needs and industry requirements evolve.

Developing and managing decarbonisation planning is new to the industry, so it is critical that lessons learned can be quickly and effectively integrated into data management and analytics tools to maintain the necessary level of sophistication for success.

Energy Use Intensity Roadmap kWh/m2/yr Retail: Shopping Center > Netherlands > CRREM 1.5°C [Paris aligned]



Source: Scaler platform

Visualization for Scaler Roadmap Tool demo purposes only. Does not reflect a.s.r. real estate data.

a.s.r real estate

a.s.r. real estate is a leading Dutch real estate company with 130 years of experience and a mission to “create perpetual value for investors and society by investing in sustainable high-quality real estate.”

- > Environmental: dedicated to decarbonisation
- > Social: making a positive impact on society
- > Governance: compliant to sustainability regulations