

Optimized reduction of CO₂ emissions

05.11.2024



"The majority of companies are of the opinion that sustainability does not cause any additional costs (65%)."

<https://www.bwo.admin.ch>

Sustainability: a challenge for the real estate industry

A man with grey hair and a beard, wearing a white shirt, is leaning over a wooden architectural model of a building. He is holding a pair of glasses in his right hand. The background shows a modern office with glass partitions and desks.

**Sustainability COSTS
and that's a GOOD
thing!**

Because it **COSTS** we have to ask ourselves the following questions ..

Are we investing
in the right measures?

Costs

Benefit



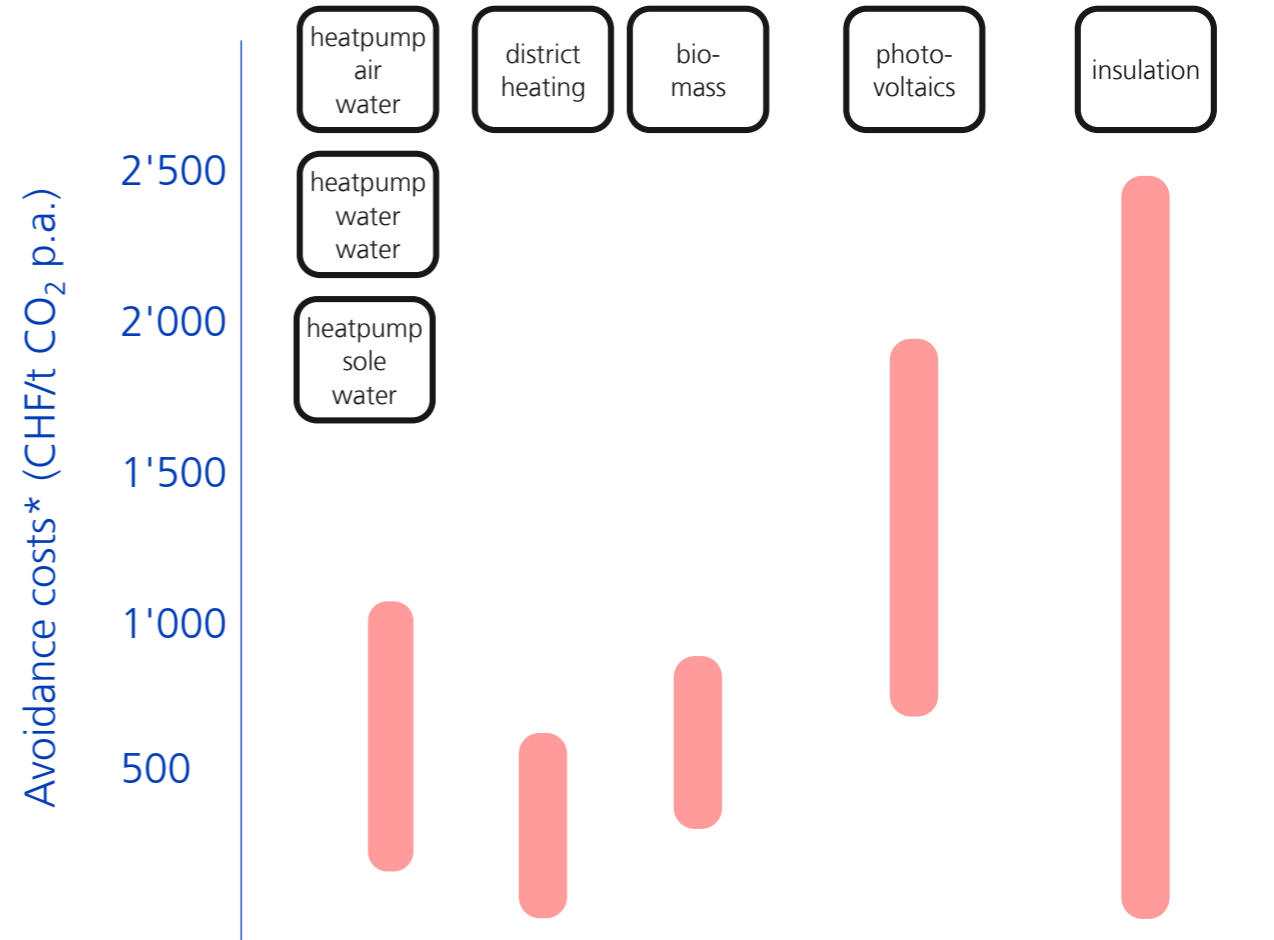
Are these measures also in line with the
real estate strategy?



Avoidance costs to measure the costs / benefits of the measures ..

How much CHF do you have to spend to save 1 ton of CO₂ per year?

$$\frac{\text{Costs}}{\text{Benefit}}$$



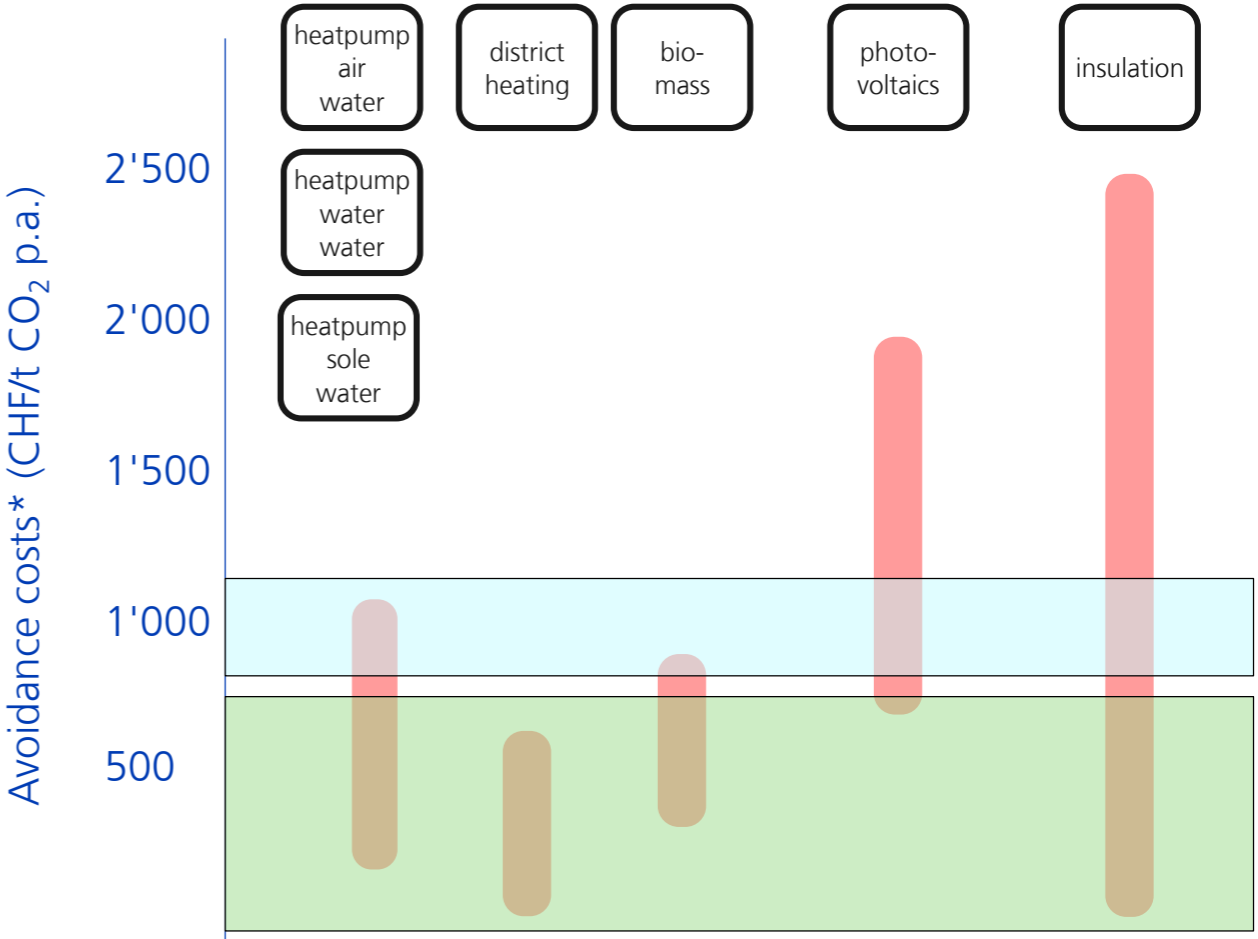
* Bandwidths are not representative. Bandwidths are an internal evaluation of a real estate portfolio with 260 properties

Avoidance costs to measure the costs / benefits of the measures ...

“ETH spin-off Climeworks operates a plant in Iceland that currently captures 4,000 tonnes of CO₂ a year, at a cost per tonne of between 1,000 and 1,300 dollars.”

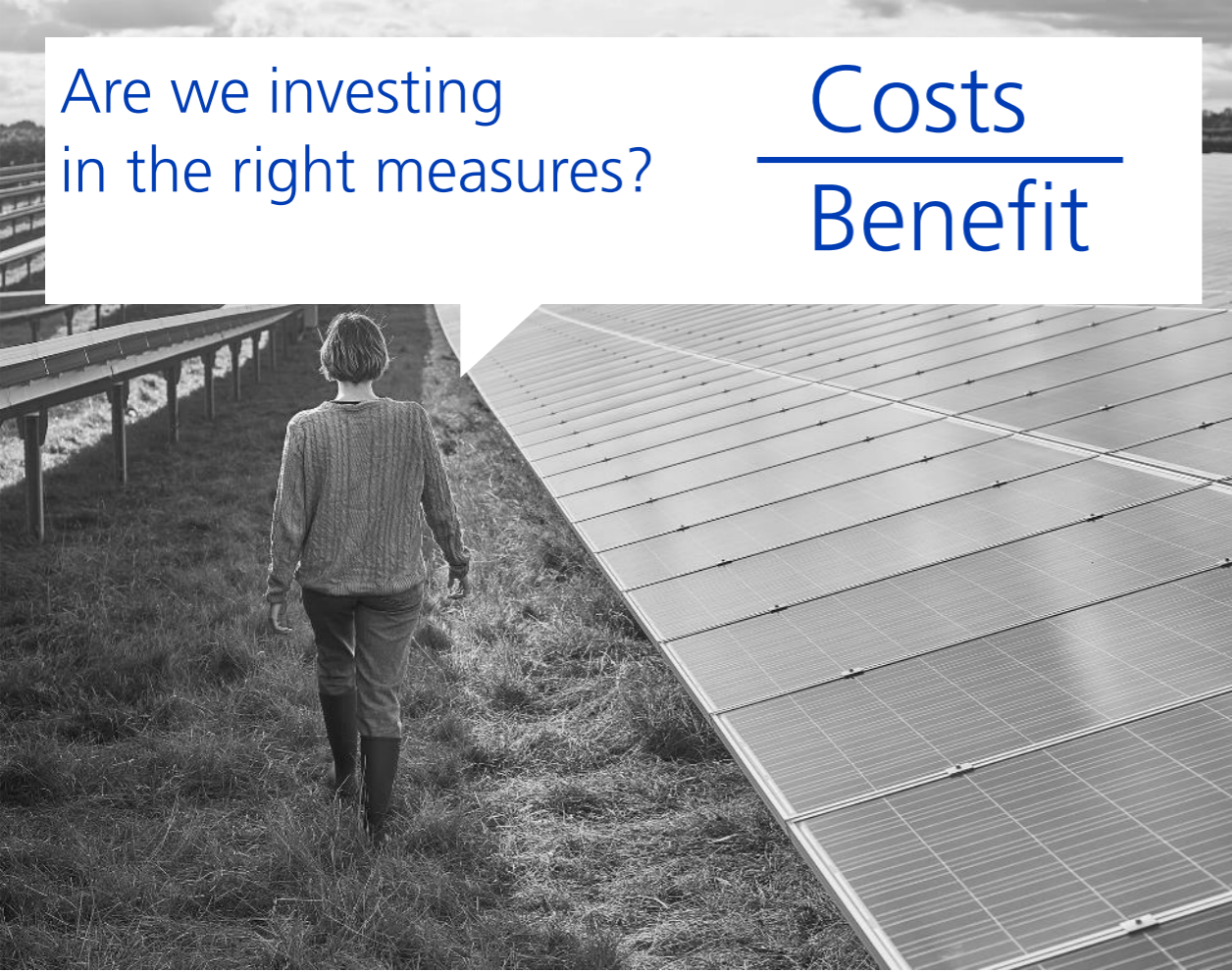
<https://ethz.ch/>
 Sievert K, Schmidt T, Steffen B: Considering technology characteristics to project future costs of direct air capture, Joule, 01.03.2024

Target area reduction path



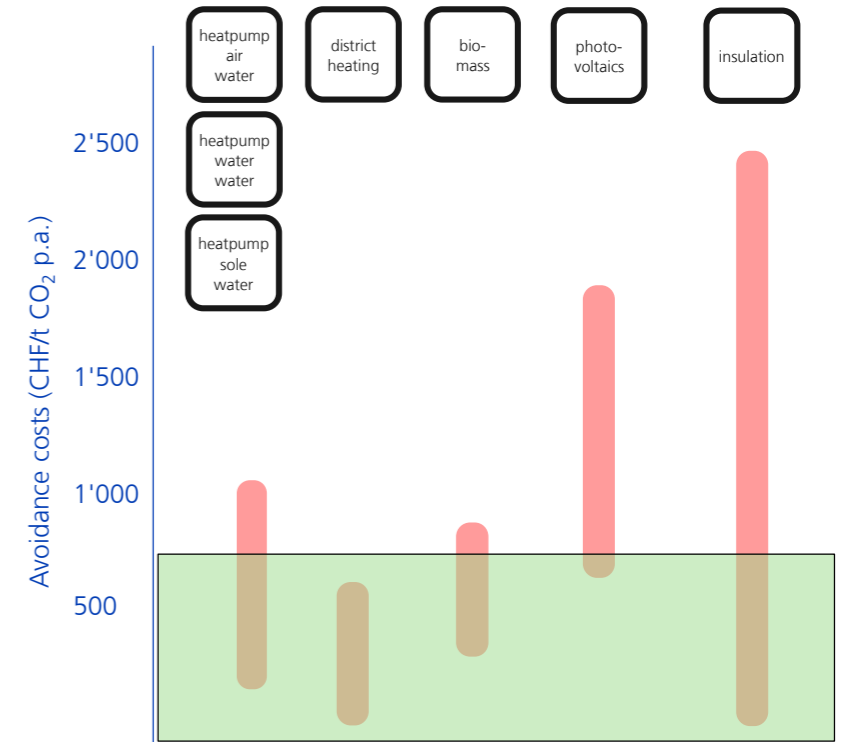
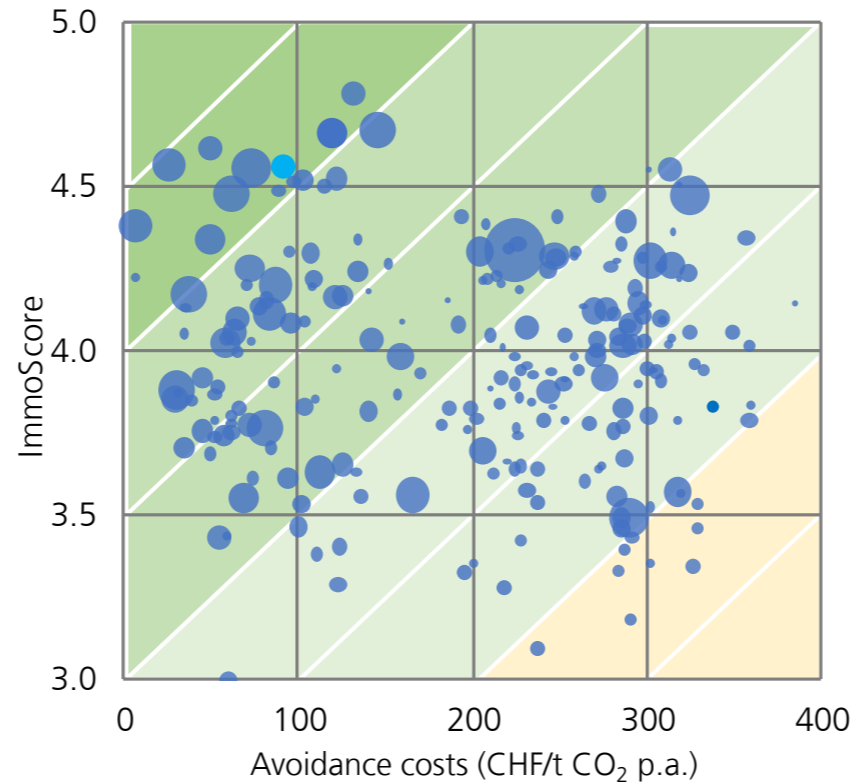
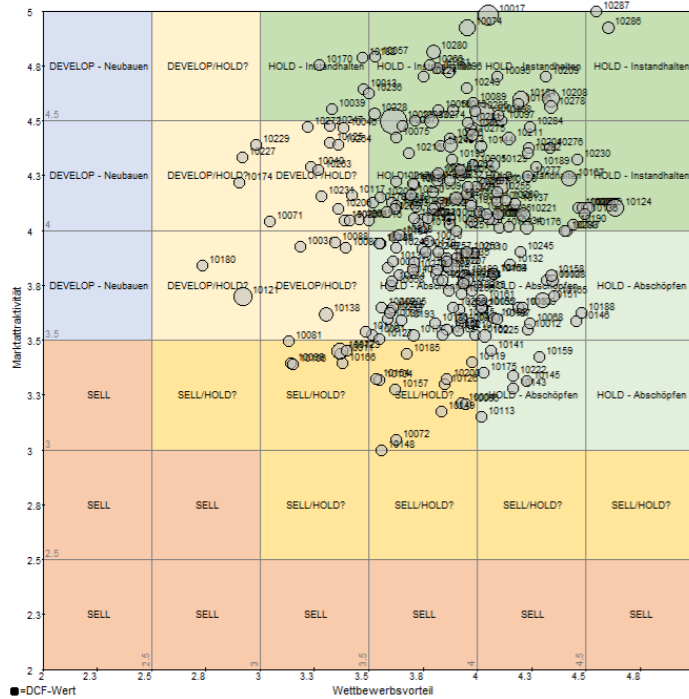
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Because it **COSTS** we have to ask ourselves the following questions...



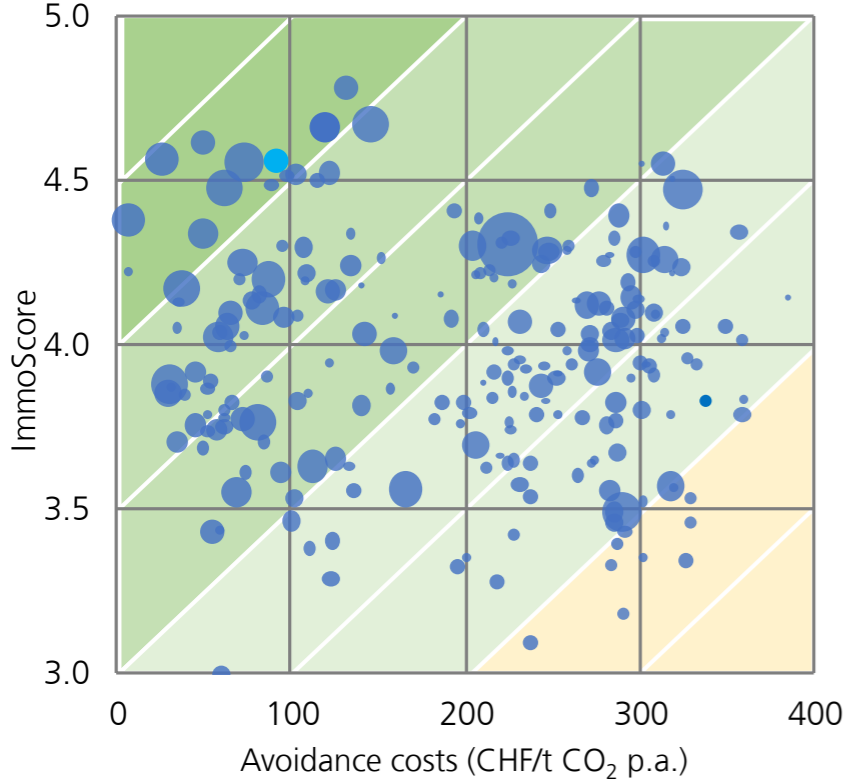
Both analyses combined results in the prioritization of the measures

Prioritization of properties for CO2 reduction path



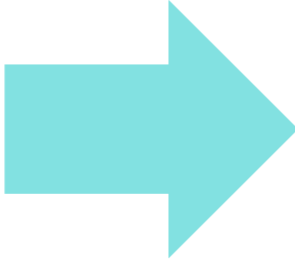
Both analyses combined results in the prioritization of the measures

Prioritization of properties for CO2 reduction path



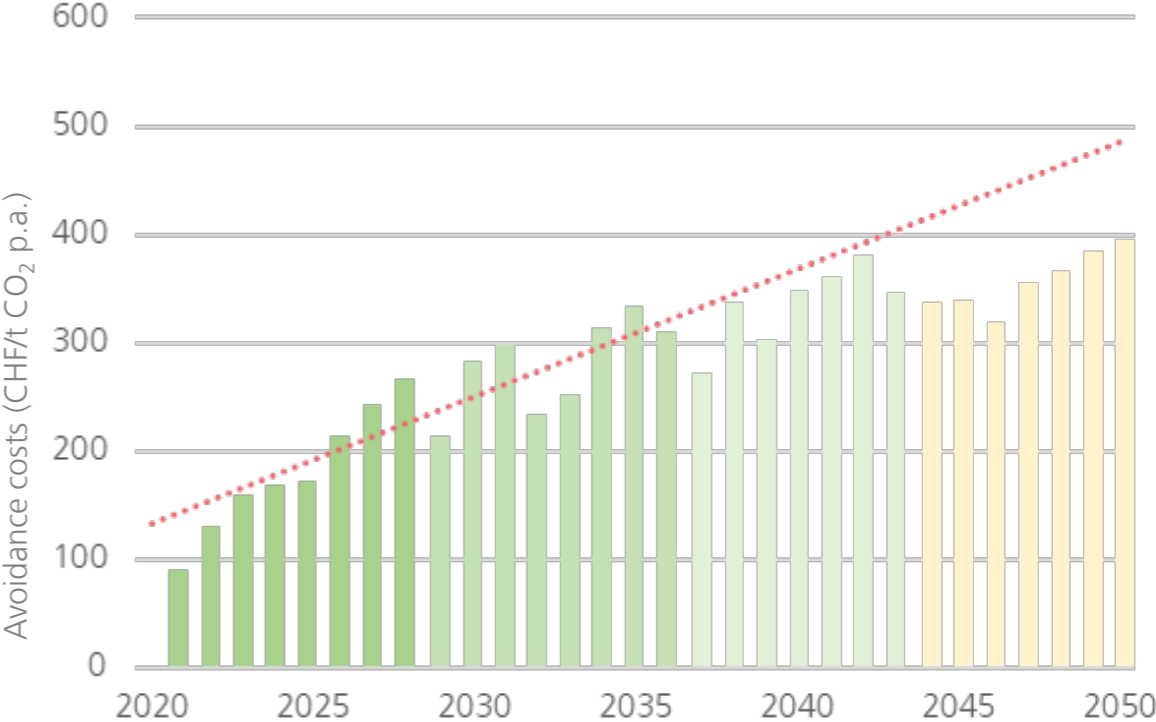
Top Down

- Prio. 1
- Prio. 2
- Prio. 3
- Prio. 4



Bottom Up

Avoidance costs in the CO2 reduction path

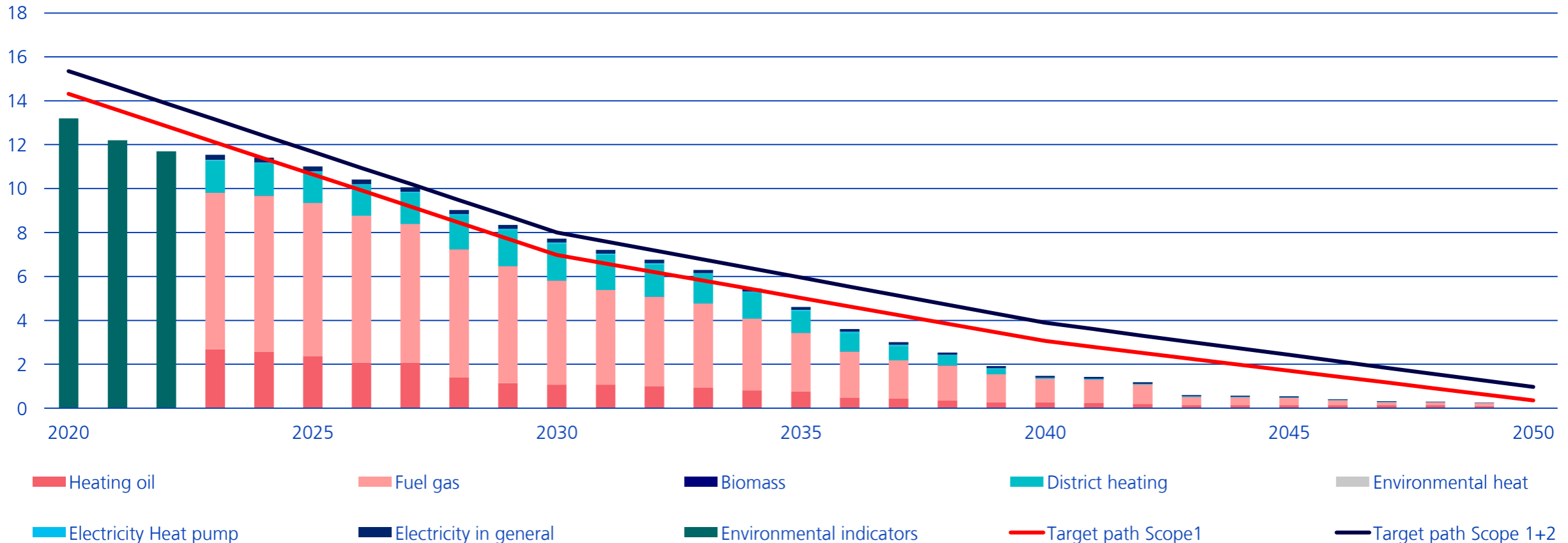


*schematic representation

Avoidance costs to measure the costs / benefits of the measures ...

CO₂e reduction path* (06/2024)

Emission intensity in kg CO₂e per m² energy reference area



* Target paths according to FOEN Energy Perspectives 2050+ for the Swiss building stock. Assumptions for development of emission factors (in each case based on current REIDA specifications): Heating gas, heating oil & biomass: constant until 2050; district heating: constant until 2025, then linear reduction to zero until 2040; electricity: constant until 2025, then linear reduction to zero until 2050.



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