

DGNB Buildings In-Use

Best practice gap analysis
certification and recertification

V1.0



evoraglobal.com



What Is DGNB BIU and Why Does It Matter?

DGNB, a German non-profit organisation, advocates for sustainability in buildings and urban spaces through its globally recognised **DGNB Buildings In-Use Certification**.

This certification system ensures high standards in environmental, economic, sociocultural, and functional criteria for sustainable and resource-efficient construction.

The DGNB BIU Certification system is distinguished by three key principles: Life Cycle Assessment, Holism, and Performance Orientation. It assesses the entire life cycle, emphasising overall performance over individual measures. Sustainability is evaluated across ecology, economy, and socio-cultural aspects, with equal weight. This holistic approach considers location, technical quality, and process quality. Certification criteria are tailored for various uses, including new buildings, existing buildings, renovations, and ongoing operations.

DGNB BIU Certification is indispensable for environmentally responsible buildings, offering resource efficiency, cost savings, and market appeal. Aligned with global sustainability goals, it signifies a commitment to creating climate-resilient real assets.

The process requires a client-appointed DGNB Auditor for meticulous conformity checks. Our **Green Building Certification** team ensures a dedicated and precise approach to navigating the complexities of DGNB BIU Certification for standing assets.





Phase 1 DGNB BIU Gap Analysis

Our **DGNB BIU Gap Analysis** confirms DGNB as appropriate certification system in comparison with alternate options, such as BREEAM In-Use and LEED O&M. It also assesses your readiness for DGNB BIU Certification and your potential DGNB score, pinpointing areas for enhancement before embarking on the DGNB BIU Certification process.

Upon scrutinising available asset information and establishing the utilisation profile, we analyse general conditions, meticulously examine minimum requirements, and convene a workshop. During this collaborative session, we define criteria to be achieved, craft a net zero carbon / decarbonisation strategy, and conduct an onsite visit.

Subsequently, we project the attainable points for your inaugural **DGNB BIU Certification** year. The outcomes are then presented through a Scorecard Matrix and a comprehensive Summary Report.





Phase 2 DGNB BIU Certification

Our **DGNB BIU Certification** process begins when our experts initiate the registration process to kickstart a comprehensive evaluation. We coordinate verification activities with precision, ensuring a seamless and organised certification journey tailored to your specific needs. Upon receiving your individual verifications, we rigorously check for accuracy and completeness, compiling verified elements for subsequent stages.

A crucial aspect involves our team proactively compiling comprehensive documentation, serving as the bedrock of substantiation for the verification process. This documentation is skillfully assembled and prepared for submission to the DGNB BIU Certification body.

Throughout this phase, we maintain open and transparent communication with you and the certification body, promptly addressing your queries and providing detailed responses to comments or feedback received during the assessment. Your active involvement ensures a collaborative and informed certification journey.

As we wrap up the DGNB BIU Certification process, our team presents your certification along with a detailed overview, highlighting the successful completion of your tailored journey. This underscores our joint commitment to sustainable and green building practices aligned with your project's vision and goals.





Phase 3 DGNB BIU Recertification

DGNB BIU Certification is valid for three years before full Recertification is required, with the option to recertify annually by submitting your annual consumption data. Our **DGNB BIU Recertification** process starts with a meeting to summarise implemented optimisation measures and update specifications, establishing a clear path for Recertification.

Upon receiving itemised bills, we conduct a detailed plausibility check for accuracy. Verified elements are compiled, laying the groundwork for subsequent stages in the Recertification process.

Compiling comprehensive documentation, actively preparing for submission to the DGNB BIU Certification body, stands as a vital element. This documentation serves as a robust foundation for an in-depth Recertification process.

We actively communicate with the DGNB BIU Certification body, promptly addressing any questions that arise during the assessment. Our commitment to fostering clear and transparent channels ensures an agile and collaborative Recertification process. Upon conclusion of this phase, we present your **DGNB BIU Certificate**.





How Can DGNB BIU Certification Unlock Prospects?

Tenants and Asset Managers

Enhance quality of life. Reduce ancillary costs.

Supports healthy & productive tenants

Prioritising the wellbeing of building users creates a positive atmosphere that attracts tenants valuing a healthy indoor environment, reducing workplace absenteeism. Certified assets hold appeal for sustainability-focused tenants, resulting in increased demand and higher occupancy. In turn, this elevates rental yields, transactions, refinancing, and investment opportunities.

Reduces costs

A strategic emphasis on the life cycle, costs, and efficiency of real assets leads to significant financial savings and improved operational productivity, enhancing long-term value.

Future-proofs sustainability

A commitment to environmental sustainability, characterised by reduced resource consumption, lower carbon emissions, and increased recyclability, extends beyond immediate gains. This forward-looking perspective aligns with global sustainability goals for enduring impacts on the environment.

Promotes market differentiation

DGNB BIU Certification provides a unique selling point in a competitive market, attracting environmentally conscious clients and investors. It serves as a risk mitigation strategy by addressing regulatory changes and environmental concerns, thereby increasing asset resilience. Aligned with global sustainability goals, it supports a long-term investment strategy in a market where sustainability is essential. It contributes to Corporate Social Responsibility goals, demonstrating a commitment to sustainable business.

Owners and Investors

Increase value. Reduce risks.

Guarantees performance

DGNB BIU Certification instills confidence in your asset by ensuring performance targets are met, starting from the planning stage. It prioritises economic sustainability alongside environmental and sociocultural considerations.

Enhances market appeal

DGNB BIU Certification boosts your asset's sale and rental potential. It's a clear signal of superior quality, attracting discerning owners and tenants.

Mitigates risk & boost funds

DGNB BIU Certification reduces vacancy risks and streamlines funding processes for efficient loans.

Achieves global recognition

Internationally comparable, DGNB BIU Certification provides a standardised metric for assessment. Individual profiles, crafted through the standardised system, meet diverse market needs.



EVORA: Your Partner for DGNB BIU Certification

EVORA is your dedicated partner for **DGNB BIU Certification**, specialising in thorough assessments. Our experienced Green Building Certification team guides you through the process, enhancing the sustainability and financial value of your real assets.

With our meticulous **Gap Analysis**, **Certification**, and **Recertification** services, we assure an effortless DGNB journey, instilling confidence in the transformation of your real assets into sustainable and valuable investments.

To learn more, please read our Product Brochures on **BREEAM BIU** and **LEED O&M**.





Trust EVORA Global for Sustainable Assets

We go beyond consultancy, serving as your trusted partner for sustainable real asset investments.

With our unparalleled **Collaborative Expertise**, we provide actionable insights that empower your real asset community to thrive in sustainable investment.

Our proven expertise in strategic consulting, climate resilience, net zero, sustainable finance, infrastructure, reporting, and social wellbeing ensure your investments are aligned with environmental, social, and governance goals for a secure ROI.

Driven by Collaborative Expertise

STRATEGY

Driving value and impact with sustainable ESG strategies

TECHNOLOGY

Streamlining operations and insights with advanced real asset technology, **SIERA**



ADVISORY

Navigating sustainable solutions with expert real asset advice



Our Mission

To establish sustainability and carbon as foundational factors for investment decisions.

Our Purpose

To accelerate the adoption of real asset sustainability and enhance the wellbeing of the planet and its people.

Our Clients

250+
CLIENTS

45,000
ASSETS

\$880 billion
AUM

“

This is a significant result considering that we're achieving it for the first time, on our first attempt, a little more than 24 months after the SGR started operations - and with our entire portfolio. We're very proud of this recognition, and it's further confirmation of our vision of how we intend to build the cities of the future. We're really happy about the results achieved and we thank EVORA for their support in this phase.”

Claudia Imparato

Head of Fund & Asset Management
Lendlease

Contact Us



contactus@evoraglobal.com



@evoraglobal



company/evora-global



@evoraglobal

Disclaimer

The contents of this brochure are intended for general information purposes only and do not constitute advice. Reasonable professional care has been taken by EVORA in the development of this document. However, we provide no warranty or guarantee as to the accuracy, timeliness, performance, completeness or suitability of the information and materials found or offered in this brochure for any particular purpose. Any action you take based upon the information contained in this brochure is strictly at your own risk. EVORA cannot be held liable for any losses and/or damages in connection with the use of this brochure.