



# Sustainability- as-a-Service (StaaS)







# Sustainability That Drives Investment Performance

EVORA is a leading **sustainability consultancy and technology provider for the real asset sector**. We help investors, asset managers, and owners translate sustainability ambition into tangible financial, operational, and reputational value.

Trusted by global institutions, we combine deep sector expertise, award-winning software, and proven delivery capability to **manage risk, enhance value, and strengthen investor confidence across the entire investment lifecycle**.







# Introducing Sustainability-as-a-Service

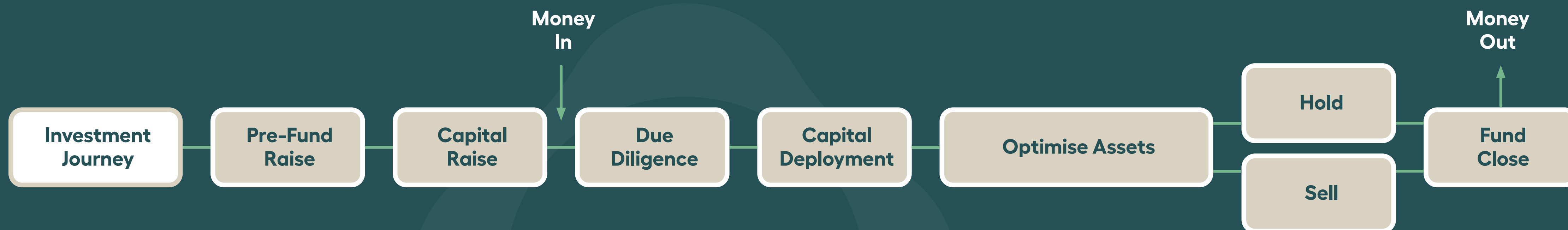
**One integrated model. Strategy → Delivery → Data → Results**

Sustainability is central to investment performance. Investors need credible strategies, reliable data, and proven delivery – yet most rely on fragmented solutions that fail to deliver real impact.

**EVORA's Sustainability-as-a-Service solves this.**

StaaS is the real asset industry's first fully integrated model that embeds sustainability capability directly into client operations. Delivered through a flexible subscription-based partnership, it unifies strategy, technical delivery, data infrastructure, and investor-grade reporting under one roof – removing the inefficiencies of multiple vendors and the cost of expanding internal teams.

**The result: A single, end-to-end sustainability engine that drives measurable ROI across the investment lifecycle.**







# Why StaaS Matters

## Raising capital requires sustainability alignment

Limited Partners (LPs) and lenders expect credible sustainability plans before committing capital. Strong performance correlates with up to **25% higher returns** (*McKinsey*) and funds without clear strategies risk losing investor confidence.

## Operational performance drives value

70% of investors say poor sustainability data is the biggest barrier to asset valuation (*Financial Times*). High quality data, efficient energy performance, and resilient assets are critical to protecting NOI and maintaining market confidence.

## Reporting is complex – and expensive

Investors now spend more than **\$1m annually** (*WBCSD*) on data and reporting. Capital flows, valuations, and portfolio decisions are compromised without accurate, automated, auditable data.

**StaaS is built precisely for this environment – integrating the people, process, and technology required to perform.**







# What StaaS Delivers

**The market has shifted and investors need an integrated approach.**

EVORA becomes an extension of your team, providing the expertise, governance, and delivery power.



**Our end-to-end approach transforms sustainability from a compliance challenge into a driver of investment performance.**





# 1. Strategic Alignment

## Sustainability Strategy & Sustainable Finance

We build investor-aligned strategies and financing frameworks that strengthen capital raising, enhance brand equity, and reduce cost of capital.

### Value delivered:

- Stronger market differentiation
- Access to sustainable finance and improved debt terms
- Clear, investor-ready sustainability narrative
- Reduced capital-raising risk







## 2. Technical Execution

### **Due Diligence, Asset Assessment & Optimisation**

We identify risks early, prioritise CapEx, execute improvement measures, and deliver quantifiable energy and carbon reductions across assets and portfolios.

#### **Value delivered:**

- Higher NOI and reduced operating costs
- Avoidance of brown discounts and value erosion
- Better tenant retention and reduced void periods
- Faster, more informed acquisition decisions







## 3. Resilient, Cost-Efficient Energy Management

### Energy Procurement

We deliver portfolio-wide energy savings through optimised sourcing, real-time data, and consistent management across landlords and occupiers.

#### Value delivered:

- Lower energy costs and predictable pricing
- Improved resilience and reduced operational risk
- Portfolio-scale efficiencies that compound year-on-year







## 4. Investor-Grade Data and Reporting

### Data Acquisition & Assurance, Reporting & Disclosure

We integrate reliable, auditable data into transparent sustainability disclosures that build trust with LPs and regulators, while reducing reporting burden.

#### Value delivered:

- Faster and stronger investor engagement
- Consistent, validated sustainability data
- Streamlined compliance (GRESB, SFDR, CSRD, regulatory regimes)
- Lower reporting costs and reduced risk of penalties







# The StaaS Service Packages

## Flexible tiers aligned to portfolio maturity

### **Growth**

For clients building foundational sustainability capability.

### **Accelerator**

For organisations ready to integrate structured performance management across their portfolio.

### **Leadership**

For investors pursuing industry-leading sustainability performance, disclosures, and financing outcomes.

Packages scale with need, ensuring continuous improvement and predictable annual costs.







# The SaaS Service Packages

|                                  | How EVORA delivers |                 |            | Package options |             |            |
|----------------------------------|--------------------|-----------------|------------|-----------------|-------------|------------|
|                                  | Software           | Managed Service | Consulting | Growth          | Accelerator | Leadership |
| Sustainability Strategy          |                    |                 | ●          |                 |             | ●          |
| Due Diligence & Asset Assessment |                    |                 | ●          |                 | ●           | ●          |
| Sustainable Finance              |                    |                 | ●          |                 | ●           | ●          |
| Asset Optimisation               |                    |                 | ●          |                 | ●           | ●          |
| Energy Procurement               |                    | ●               |            |                 |             | ●          |
| Reporting & Disclosure           | ●                  | ●               | ●          | ●               | ●           | ●          |
| Data Acquisition & Assurance     | ●                  | ●               | ●          | ●               | ●           | ●          |
| EVORA Analytics                  | ●                  | ●               |            |                 | ●           | ●          |





# Why EVORA?

**One partner, one system, one clear path from intent to impact**

**Unlike traditional consultancies**, we don't stop at advice – we deliver, manage, and report.

**Unlike software platforms**, we provide the expertise that makes technology actionable.

**Unlike internal teams**, we scale without adding headcount or expanding cost base.

Our model:

- Reduces duplication and vendor complexity
- Embeds long-term capability within client operations
- Creates consistent processes across assets, funds, and managers
- Drives strategic and financial impact – not just compliance

StaaS turns sustainability from a cost centre into a **value-generating asset**.







# The Outcome

**Sustainability that protects and enhances investment performance**

With Sustainability-as-a-Service, clients benefit from:

- **Higher asset values and NOI**
- **Reduced cost of capital**
- **More successful fundraises**
- **Improved tenant retention**
- **Stronger investor confidence**
- **Portfolio-wide efficiencies and compounding ROI**
- **Streamlined, accurate reporting with lower effort and cost**

EVORA enables investors to navigate today's requirements while positioning their portfolios for long-term resilience, competitiveness, and growth.







## Our Vision

Sustainability for real assets  
driven by economic impact

## Our Mission

To establish trusted data from  
meter to portfolio, seamlessly  
connected to insights & expertise

## Our Value Proposition

We enable investors, owners and  
operators of large property &  
infrastructure portfolios to surface  
and mitigate sustainability risks,  
enhance financial performance  
and increase returns

## Our Clients

250+

CLIENTS

45,000

ASSETS

\$880 billion

AUM

“

**The EVORA team took the time  
to understand our unique needs  
and challenges, delivering  
practical, tailored insights that  
we could act on immediately.  
They didn't just provide a  
service — they became a  
trusted partner in helping us  
protect what matters to us  
most.”**

**Clarke Stewart**

Director, Sustainability

**Menkes Property Management Services Ltd.**





## Contact us



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of **Real Asset**  
**Sustainability**  
driven by  
Collaborative  
Expertise.

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